



Hanley Road, N4 3DW

Guide Price £750,000
Share of Freehold



Hanley Road N4 3DW

Wonderfully light and spacious three-bedroom flat with a beautiful private terrace arranged over the upper levels of this handsome Victorian property offering and impressive 1116 sq ft / 103.7 sq m of internal living space.

Loved and improved by the present owners, accommodation is accessed via a ground floor communal entrance shared between two flats in the building. The first floor offers a grand reception room, with high ceiling and a period fireplace. Fabulous large windows allow enjoyable natural light, glimpses of the attractive architecture of St. Saviours Church and the foliage from green and leafy trees enhances the space. Next door a great size kitchen breakfast room with a range of attractive shaker style wall and base units, wooden work surfaces, brass fittings and a pleasant, tiled splash back complement the space. Plumbing is in situ for a washing machine and dishwasher, there's adequate space for a large range cooker and fridge freezer. The large split-level hallway adds to the feeling of space and features lovely four panelled wooden doors. On the half landing a third bedroom, ideal as a study or child's room with views over neighbouring gardens. Next door a smart family bathroom with shower bath, WC, wash hand basin and heated towel rail. Brass fittings and dark wooden panelling add great texture and style. Moving on to the top floor, at the rear a second double bedroom, exposed wooden floorboards adds to the character feel and at the front a vast main bedroom with two large sash windows overlooking the front aspect. Finally, off the top floor landing, French doors lead to a private wooden decked terrace with spectacular elevated views across the London skyline, a perfect place for a barbeque while soaking up the sunshine.

Hanley Road is a wide treelined road located in the heart of N4, allowing convenient access to the transport links at Crouch Hill, Finsbury Park (Victoria & Piccadilly lines). Stroud Green provides a wonderful selection of coffee shops, bars and local eateries. Don't forget to check out the new City North development. The popular Parkland Walk nature reserve is only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

Share of freehold | Period property | Three bedrooms | Private roof terrace | Elevated views | Kitchen breakfast room | Grand reception space | Light and airy | Large windows | High ceilings | Convenient for local transport | A wonderful selection of local amenities on your doorstep |








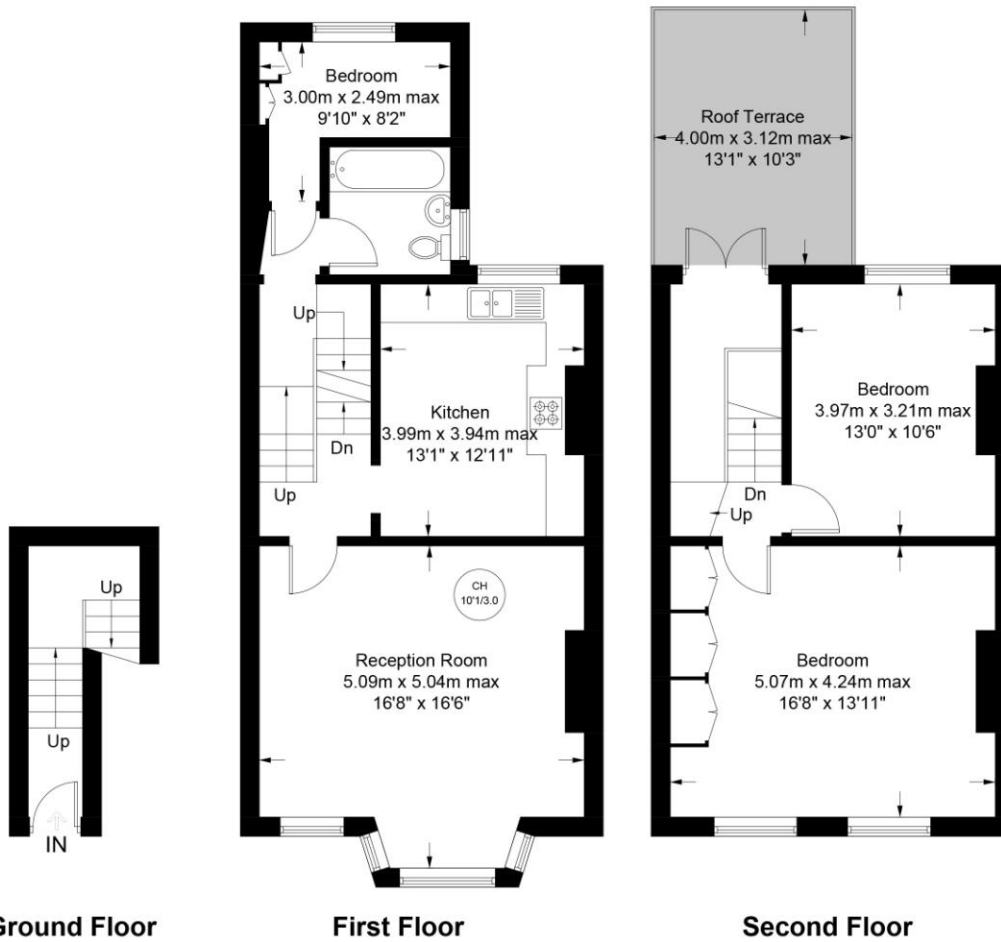
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Approximate Gross Internal Area = 1116 sq ft / 103.7 sq m

DAVID ANDREW

your most valuable asset

 = Reduced headroom below 1.5m / 5'0



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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