



Hanley Road, London – N4 3DU
£2,500 pcm

**DAVID
ANDREW**

your
most
valuable
asset

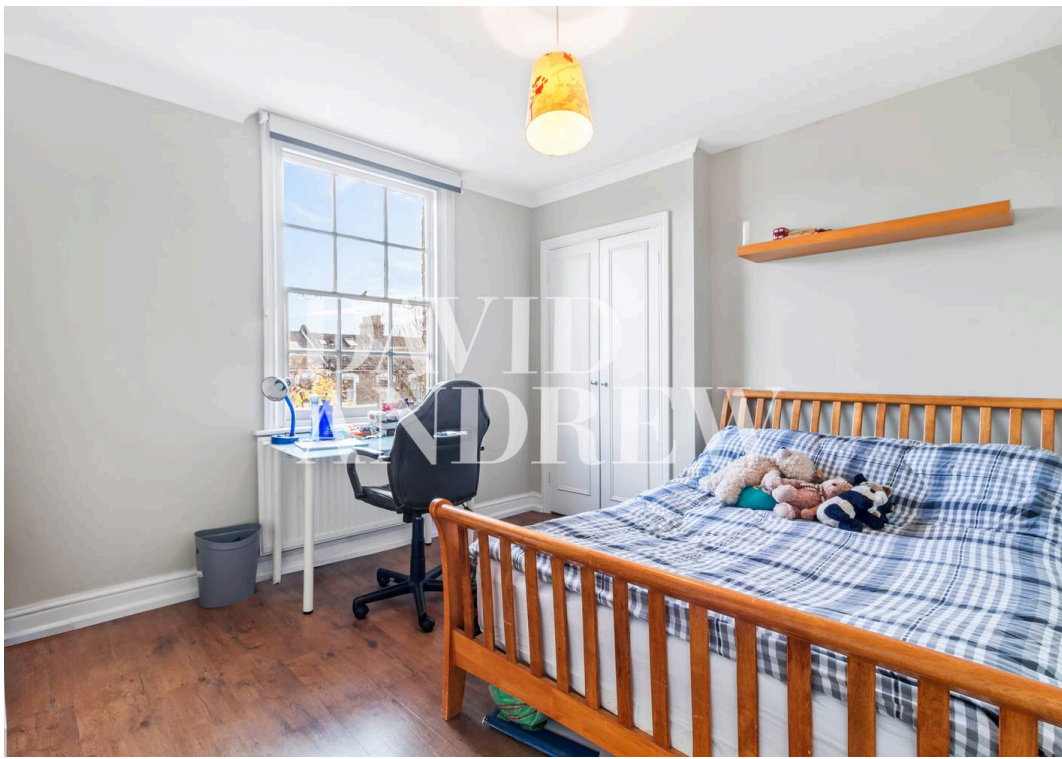
Presenting this spacious two double bedroom apartment set in a Victorian conversion, with its own private roof terrace - located in Finsbury Park with excellent transport links.

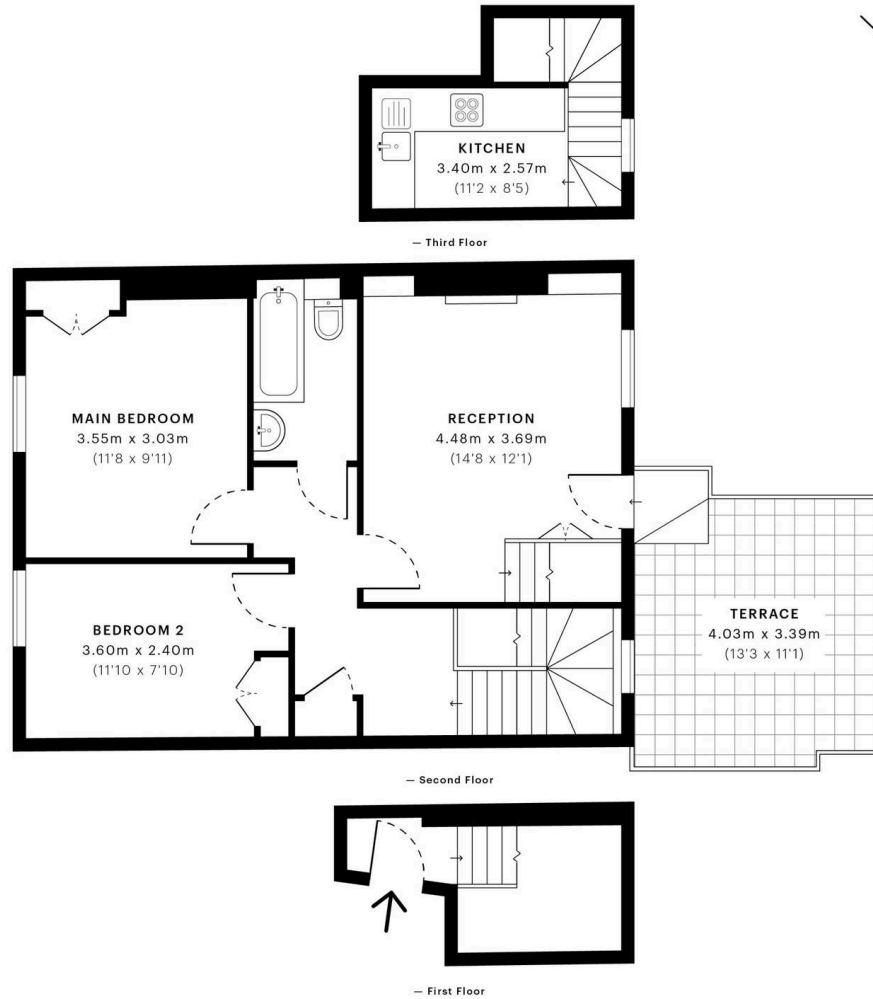
Spanning approximately 683 sq ft (64 sq mt), the property welcomes you into a spacious living room filled with natural light and complemented by elegant wooden flooring throughout. The separate, fully fitted kitchen provides a practical and inviting space for culinary pursuits, while both bedrooms are generously proportioned to ensure restful retreats. Thoughtful design details enhance the apartment's character, creating an inviting atmosphere for relaxing or entertaining. The flat also offers gas central heating and ample storage throughout

Ideally situated within walking distance of Crouch Hill and Finsbury Park stations, this home offers excellent transport links for easy access across London. The vibrant local area boasts a variety of shops, cafes, and restaurants, making every-day living both convenient and enjoyable. Offered part-furnished and available from the 3rd of July.

- Two Double Bedrooms Apartment
- Private Roof Terrace
- Comprising 683 sq ft / 64 sq mt
- Spacious Living Room Area
- Separate and Fully Fitted Kitchen
- Good Natural Light
- Wooden Flooring Throughout
- Walking Distance to Crouch Hill and Finsbury Park Stations
- Offered Part - Furnished
- Available 3rd of July







Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



GROSS INTERNAL AREA (GIA)
The footprint of the property
63.51 sqm / 683.62 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features. Includes webrooms, restricted head height
53.51 sqm / 575.98 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
12.49 sqm / 134.44 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.58 sqm / 738.19 sqft
IPMS 3C RESIDENTIAL 66.27 sqm / 713.32 sqft

SPEC ID: 61f93642c652550e6c160bc5

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

