



Hanley Road

1 Bedroom

£480,000 Leasehold



Finsbury Park, London Finsbury Park



40b Hanley Road

Description

- 1 Bedroom Flat
- Open Plan Kitchen
- Close to Finsbury Park Station
- Council Tax Band C
- Chain Free
- Leasehold with Share of Freehold
- Gas Central Heating
- Energy Rating : D
- Wood Flooring

Oozing with character, Ariston Property is proud to welcome to the market this one bedroom first floor Victorian conversion, well located for easy access to Finsbury Park station and a host of local amenities on Crouch Hill and Stroud Green Road.

The accommodation comprises, large open plan fully fitted kitchen/living room, double bedroom, 3-piece shower-room, gas central heating, and double glazing. Other features include high ceilings, wood flooring and ample storage.

Tenure - leasehold with share of freehold available. The flat is currently let to private tenants but vacant possession available .

The sale is chain free.

Early viewing highly recommended.



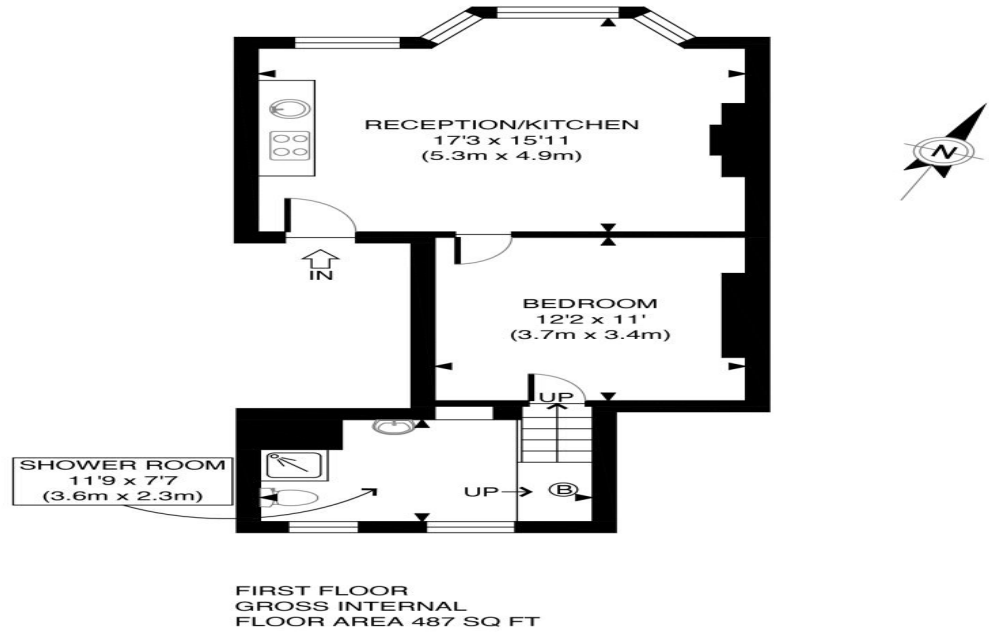
Accommodation Comprises:



Certificate Number : 5637-8123-1000-0126-6226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5637-8123-1000-0126-6226>



<p>APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Hanley Road</p>
	<p>date 08/11/23</p> <p>photoplan</p>



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