

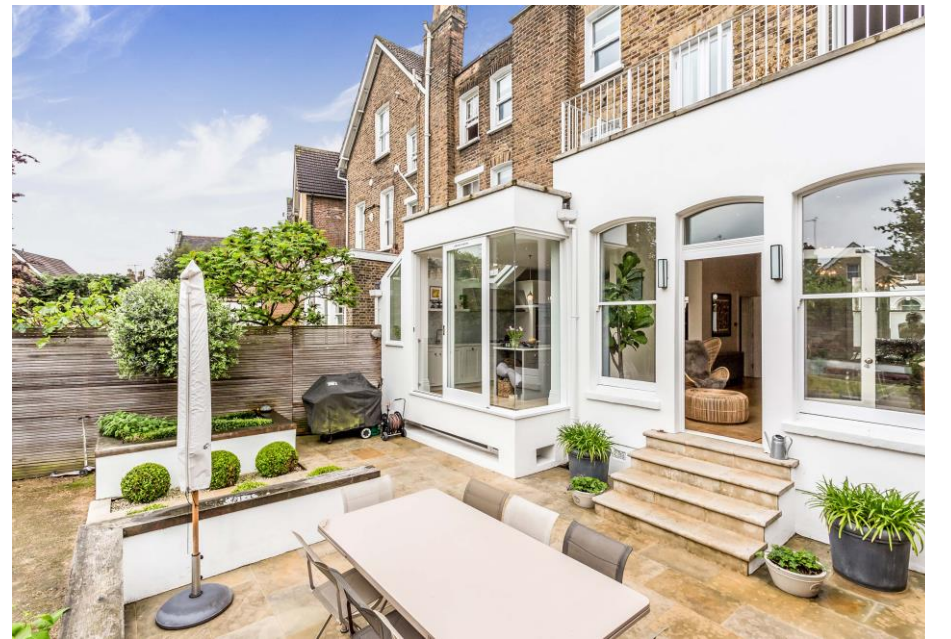


Stapleton Hall Road, N4

£1,999,999

Freehold

Castles



Stapleton Hall Road, N4

An exquisite, extended, semi-detached, five-bedroom, period family home. Entered via electric front gates providing secured off-street parking. This exclusive property begins with an impressive hallway with solid oak parquet flooring throughout the ground floor. The through-reception leads onto the Bespoke hand painted kitchen with stone work tops and feature Marble splash back with fully integrated appliances included wine fridge and Quooker hot water tap. The top two floors comprise five double-bedrooms with en-suite dressing room including roll top bath and fitted wardrobes to master bedroom and leading onto private rear facing balcony. Further benefitting from additional bathroom, utility room and large loft storage and extensive landscaped rear garden with external lighting and Rill water feature. The lower ground floor area incorporates a family cinema room leading to additional W.C., study/gym and steam shower room. Ideally located for the amenities of Stroud Green including Parkland Walk and the outstanding Ofsted rated St. Aiden's school and access to Finsbury Park Underground and over-ground stations en-route to Crouch End. All bathrooms include under floor heating for overall comfort to complete this delightful residence.

EPC Rating: E
Current: 40 Potential: 70

£1,999,999

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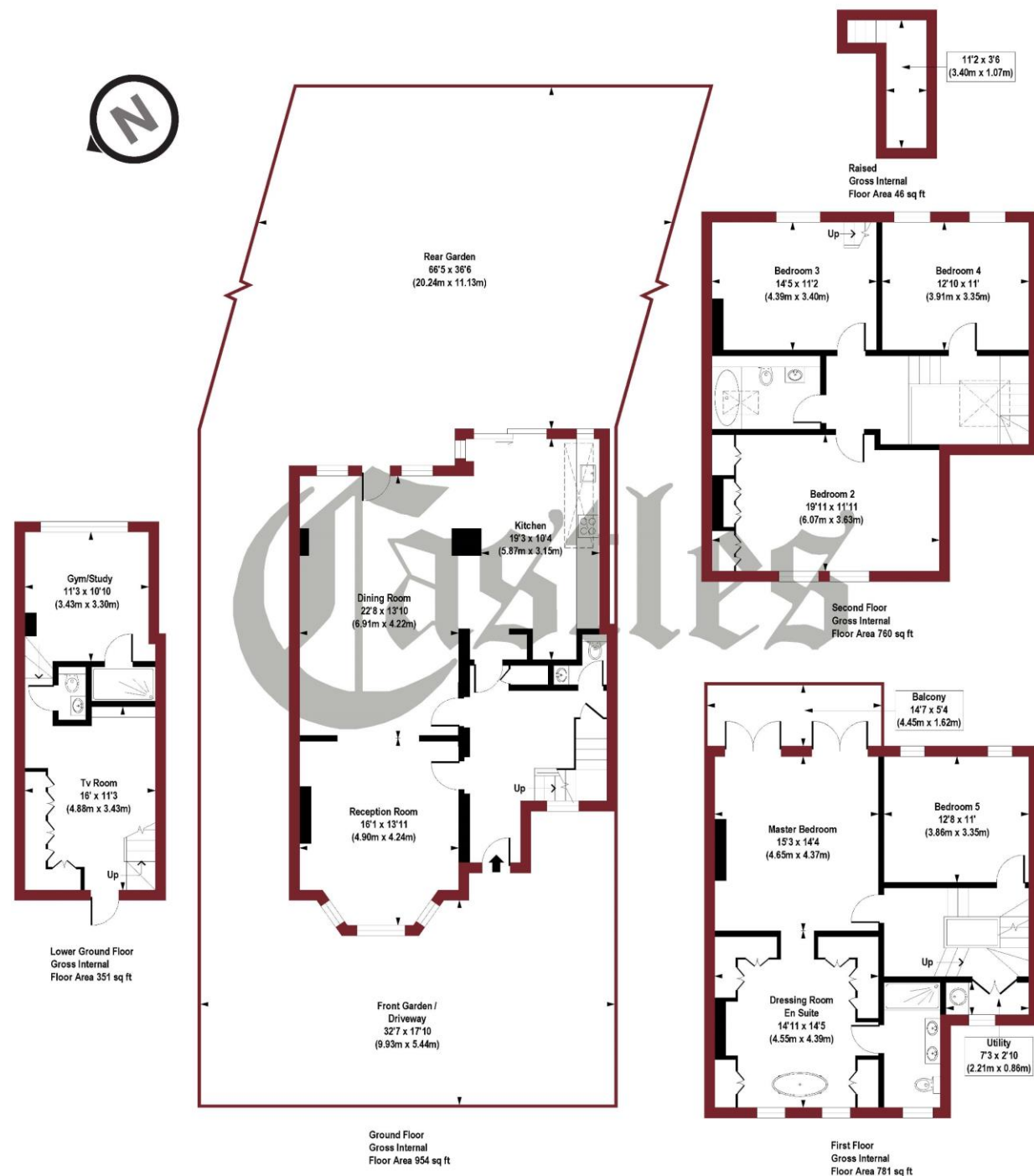
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APPROXIMATE GROSS INTERNAL AREA

268.75 sq m / 2892 sq ft



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An Overview of Stroud Green

STROUD GREEN

Stroud Green was designated a Conservation Area by Haringey Council in 2003, it is now regarded as an area of special character or historic interest. The first large building here was Stapleton Hall, built in 1609 and comprising an 80 acre farm until the mid-19th century.

The late 19th-century marked a period of residential development in Stroud Green as the area gained its own railway station and represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area.

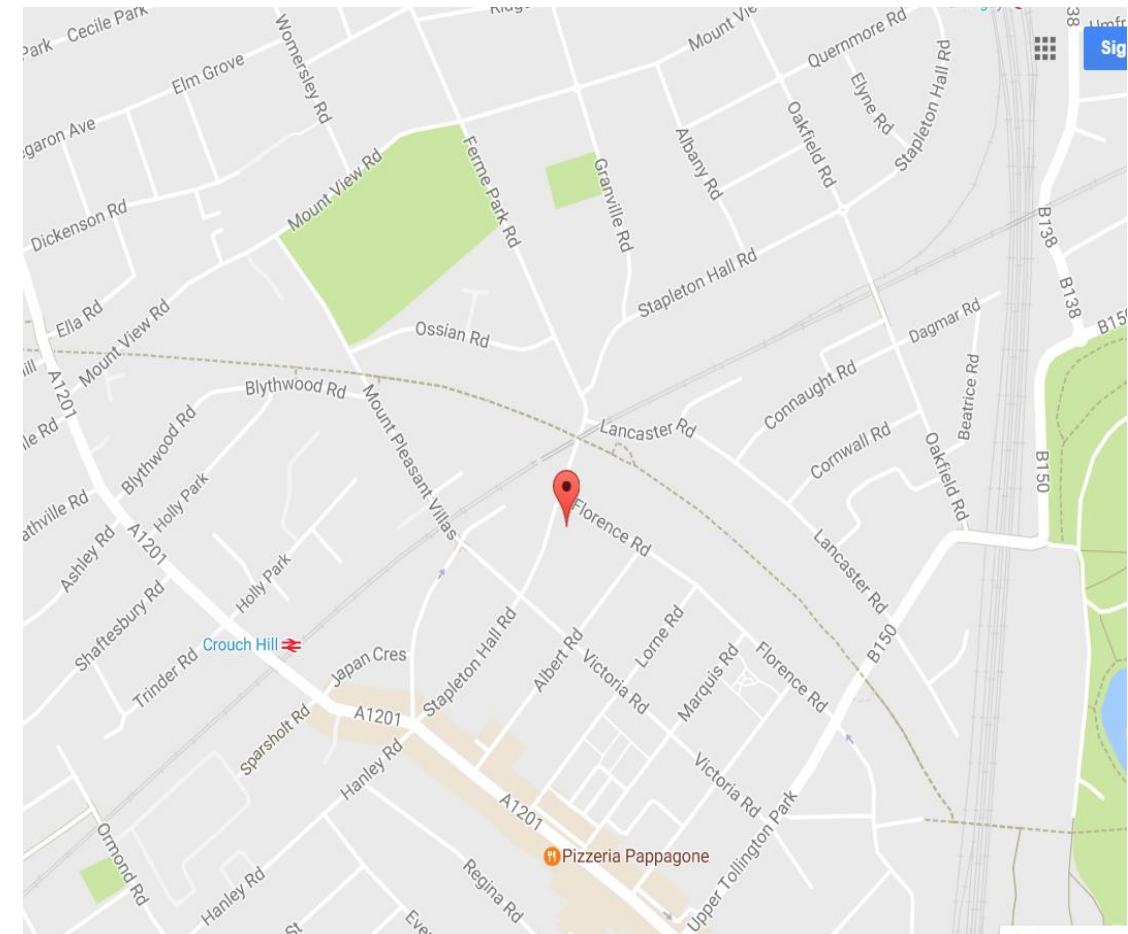
TRANSPORT

Stroud Green is excellently served with numerous train options. Finsbury Park station benefits from two tube lines: Piccadilly and Victoria, and a well-served overground station with services in and out of London direct to Cambridge or Welwyn Garden. Further overground stations are at Harringay (trains every 10 mins direct to Moorgate in 15 mins), Crouch Hill and Green Lanes.

SHOPPING AND LEISURE

Excellent shopping with independent restaurants, cafes and shops are plentiful along Stroud Green Road, Crouch End Broadway and Green Lanes. A stone's throw away from the house, Londis on Ferme Park Road is independently owned and was voted the best Londis store in 2015 with an array of organic produce and craft beers. Entertainment is on the doorstep with the Park Theatre at Finsbury Park opened in 2013 to rave reviews, the Arthouse cinema (voted best cinema by Time Out in 2014) and the Picturehouse cinema are both a short walk away in Crouch End.

Stroud Green is surrounded by parks on all sides from Finsbury Park, a welcome retreat from the city with a lake, gardens and sports facilities, to Green Flag award winner, Stationers Park, and London's longest nature reserve, the Parkland Walk, a 3 mile stretch of a former railway line. In Crouch End there is a host of tennis, cricket clubs as well as a Lido while the extensive Sobell Sports Centre offers facilities for those who prefer indoor play.



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