



Stapleton Hall Road, N4

£1,795,000

Freehold

Castles



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Position on a much-favoured turning is this imposing and substantial five-bedroom, double fronted, end-of-terrace, period home within a moments' walk of Harringay station and St Aidan's school. The property requires modernisation in parts and further comprises three receptions, kitchen, two bathrooms, guest wc, utility room, spacious cellar and ample under eaves storage. Benefitting from a host of desirable period features and 60ft westerly facing rear garden with side access. We highly recommend an early viewing.



EPC Rating: G
Current: 17 Potential: 71

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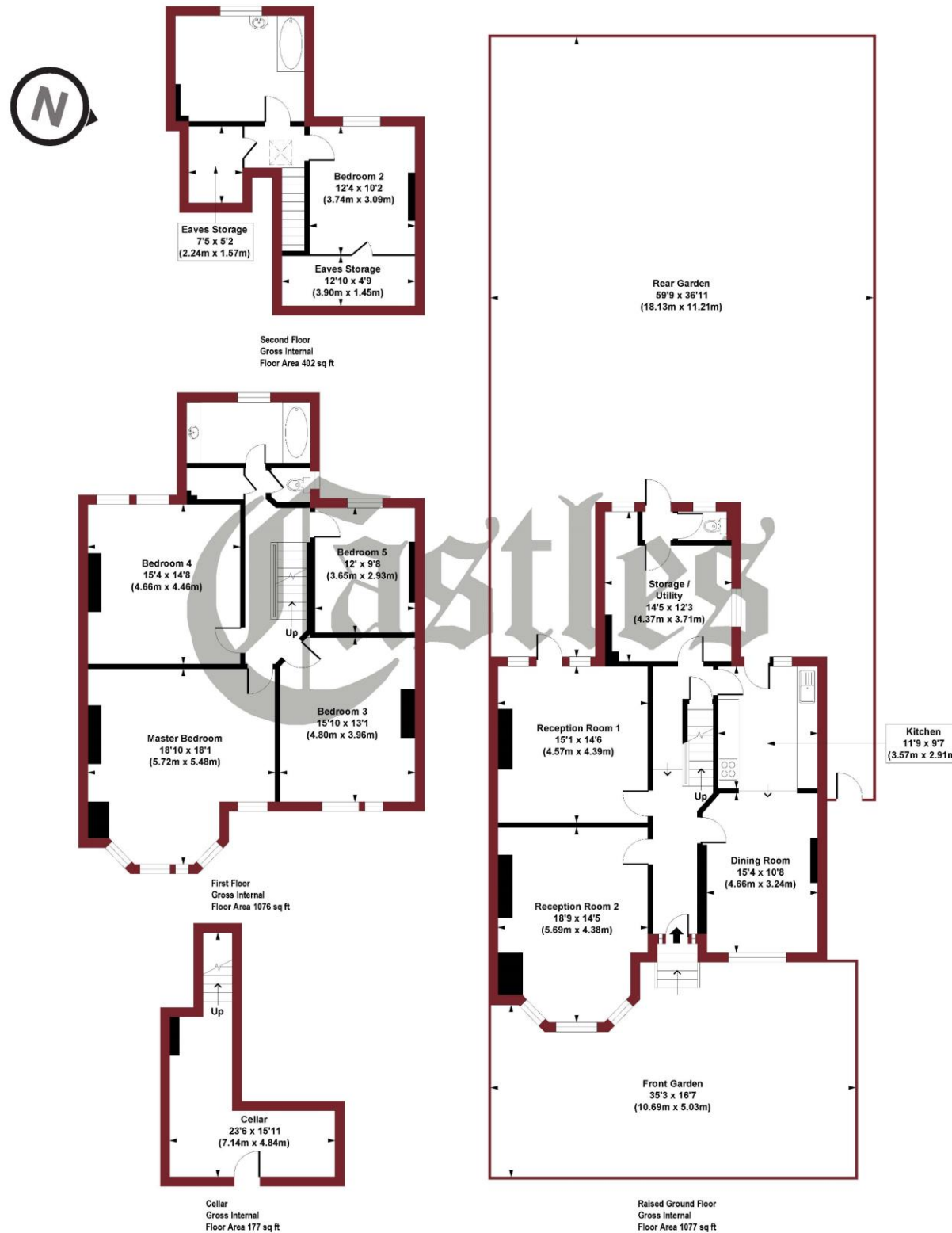
020 8348 5515
crouchend@castles.london



APPROXIMATE GROSS INTERNAL AREA

253.81 sq m / 2732 sq ft(Including Eaves Storage & Cellar)

227.61 sq m / 2450 sq ft(Excluding Eaves Storage & Cellar)



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

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.

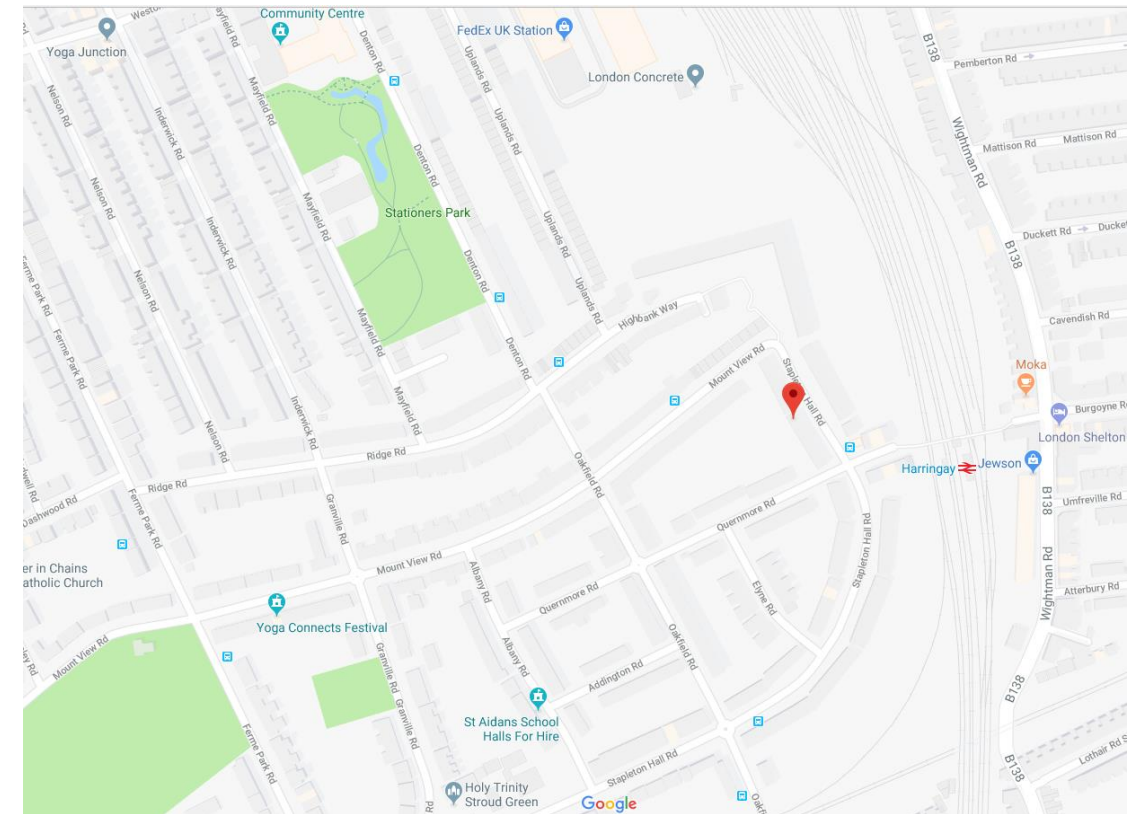
TRANSPORT

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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12 Topsfield Parade, Crouch End

London N8 8PR

020 8348 5515

crouchend@castles.london

www.castles.london

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