



Stapleton Hall Road, *Stroud Green*, N4







**Stapleton Hall Road,  
Stroud Green, N4**

**£2,250,000**

**Freehold**

Designed and finished to an outstanding contemporary level, this superb home is ideally situated close to excellent transport links, providing easy access into the City and West End.

- New detached house
- 10 year NHBC guarantee
- Over 2900 sq ft
- Arranged on three levels
- Private gated parking
- Landscaped rear garden
- High level specification
- Excellent transport links

This architecturally designed fully detached house has its own gated driveway and offers over 2900 sq ft of wonderful, flexible living space and offers an abundance of natural light.

For more information or to arrange a viewing please contact:

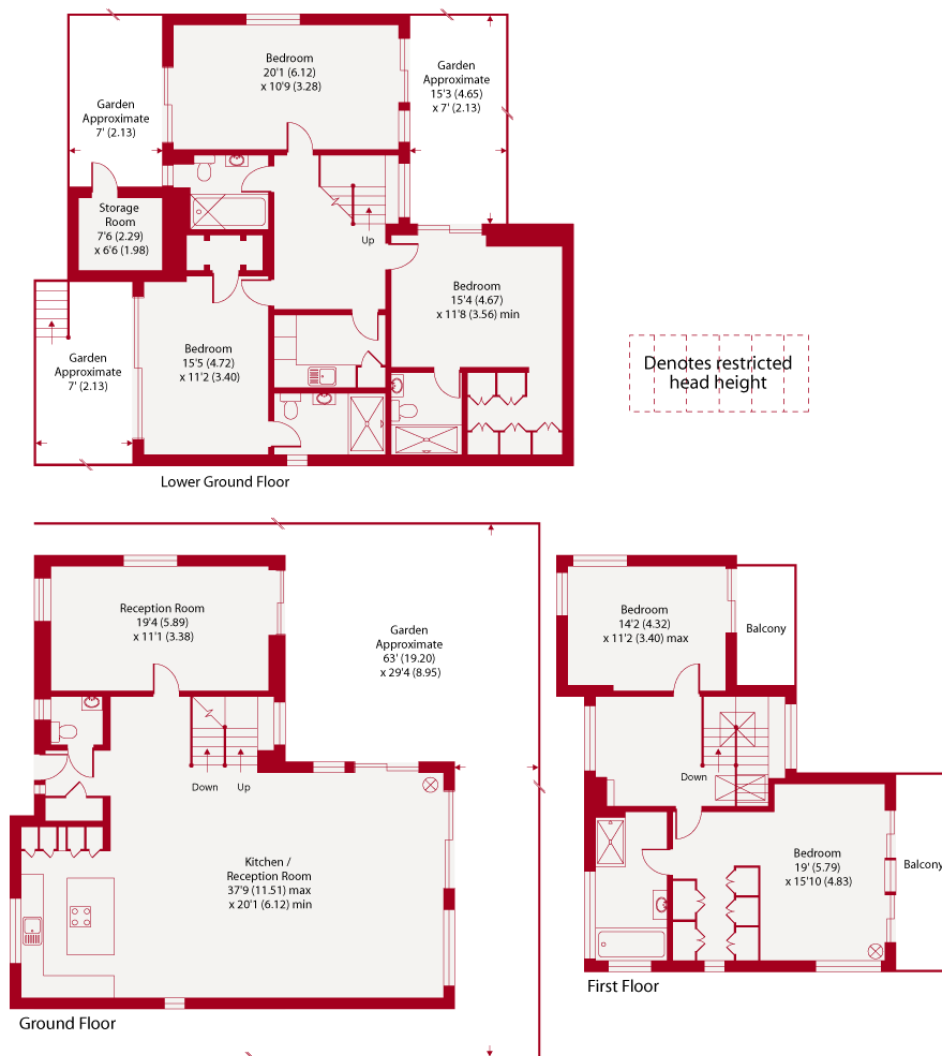
**Crouch End**  
36-37 Topsfield Parade  
Crouch End, N8 8PT  
020 8348 8181  
crouchend.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**

**kfh.co.uk**

**COMPLETELY LONDON**





Stapleton Hall Road N4

Gross Internal Floor Area 2911 sqft 270.4 sqm (Excludes Storage Room)

Copyright nichecom.co.uk 2017 REF : 219230



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Energy Performance Certificate



Stapleton Hall Road, LONDON, N4

Dwelling type: Detached house  
 Date of assessment: 03 August 2017  
 Date of certificate: 02 August 2017  
 Type of assessment: SAP, new dwelling  
 Total floor area: 267 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 3,489

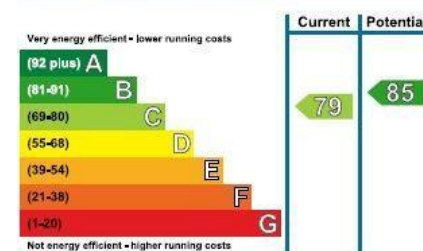
**Over 3 years you could save** £ 246

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 321 over 3 years	<p><b>You could save £ 246 over 3 years</b></p>
Heating	£ 2,478 over 3 years	£ 2,481 over 3 years	
Hot Water	£ 690 over 3 years	£ 441 over 3 years	
<b>Totals</b>	<b>£ 3,489</b>	<b>£ 3,243</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 249
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 846

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.