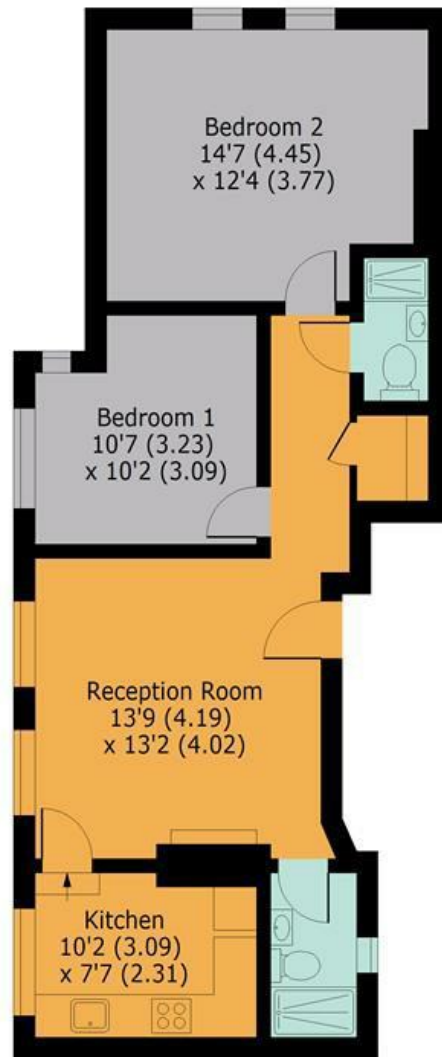




**Stapelton Hall Road,**  
APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT / 63.17 SQ M



FIRST FLOOR

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 representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

[www.lpaplus.com](http://www.lpaplus.com)



**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**STAPLETON HALL ROAD**

2 BEDROOM | 2 BATHROOM | FLAT



## MATERIAL INFORMATION:

- > LEASEHOLD 100 YEARS
- > £0 SERVICE CHARGE
- > £0 GROUND RENT
- > EPC D
- > COUNCIL TAX D

## KEY FEATURES

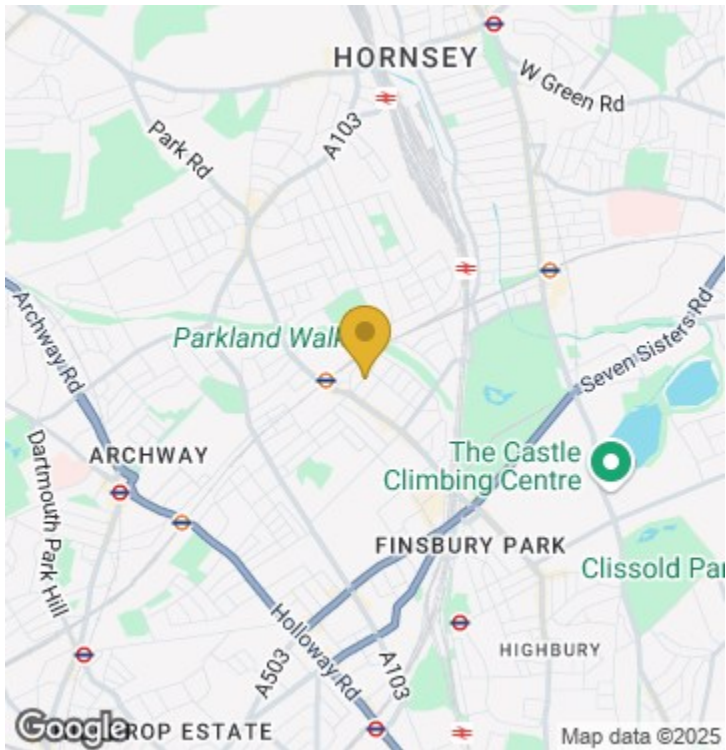
- 2 BEDROOM FLAT
- OFFERED CHAIN FREE
- TWO SHOWER ROOMS
- DUAL ASPECT FLAT
- POPULAR STROUD GREEN LOCATION
- 0.7 MILES TO FINSBURY PARK STATION

YOURS FOR  
£535,000

Clean lines and minimal design reigns throughout this two bedroom period property in popular Stroud Green, with characterful curved windows and handsome hardwood flooring throughout.

Stapleton Hall Road is a long and winding street filled with traditional Victorian and Edwardian buildings. Stroud Green Road resides at one end, hosting a myriad of cuisines from around the world and a wonderful collection of boutique retail stores. Transport wise you are a mere 3 min walk to Crouch Hill Station, and 0.7 miles from excellently connected Finsbury Park Interchange.

SEE MORE  
PROPERTIES  
ONLINE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



BEDROOMS: 2



BATHROOMS: 2



RECEPTIONS: 1

