

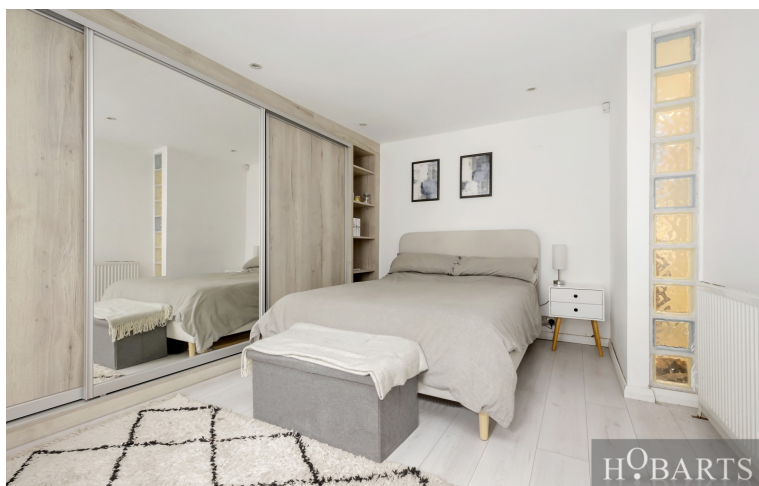


Stapleton Hall Road, Stroud Green, London, N4 4QA

Asking Price £670,000

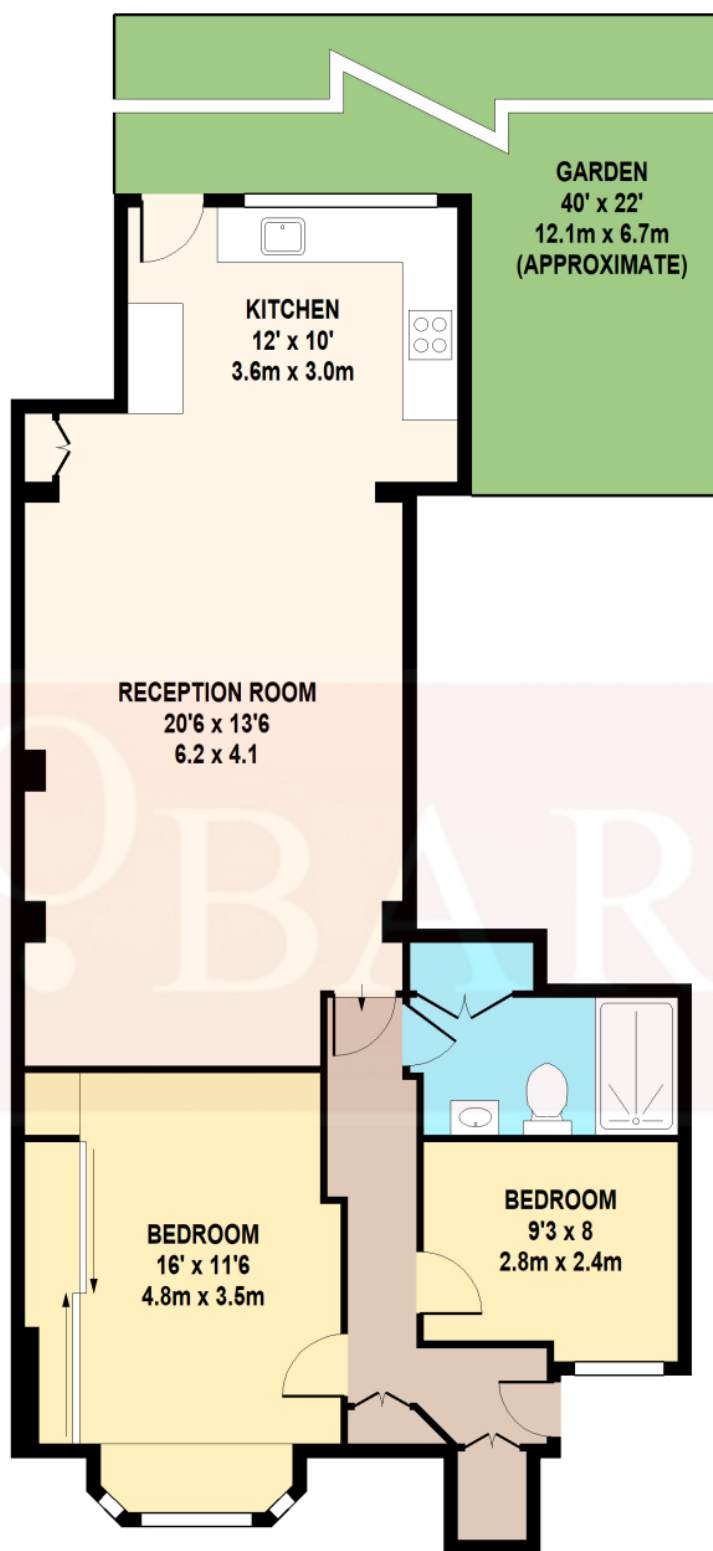
Hobarts Estate Agents are delighted to present this charming two-bedroom ground-floor maisonette, complete with its own private, south-facing garden. The property boasts generously sized bedrooms with built-in wardrobes, a newly fitted modern bathroom featuring a stylish shower, and a spacious living area with new flooring and an open-plan fitted kitchen. Ideally situated opposite the highly regarded St. Aidan's Outstanding School, this home enjoys a prime location in the vibrant and sought-after Stroud Green neighbourhood. Just a short stroll away, you'll discover an array of shops, cafés, bars, and restaurants, along with Haringay Mainline Station. Offered chain-free and with a share of freehold, this property is an opportunity not to be missed.

Hobarts Estate Agents
 23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk
 442083429000



- Private south-facing garden
- Modern bathroom with stylish shower
- Open-plan fitted kitchen
- Excellent transport links
- Near Parkland Walk and Finsbury Park

- Spacious bedrooms with built-in wardrobes
- Bright living area with new flooring
- Opposite St. Aidan's Outstanding School
- Close to shops, cafés, and restaurants
- Share of freehold and chain-free



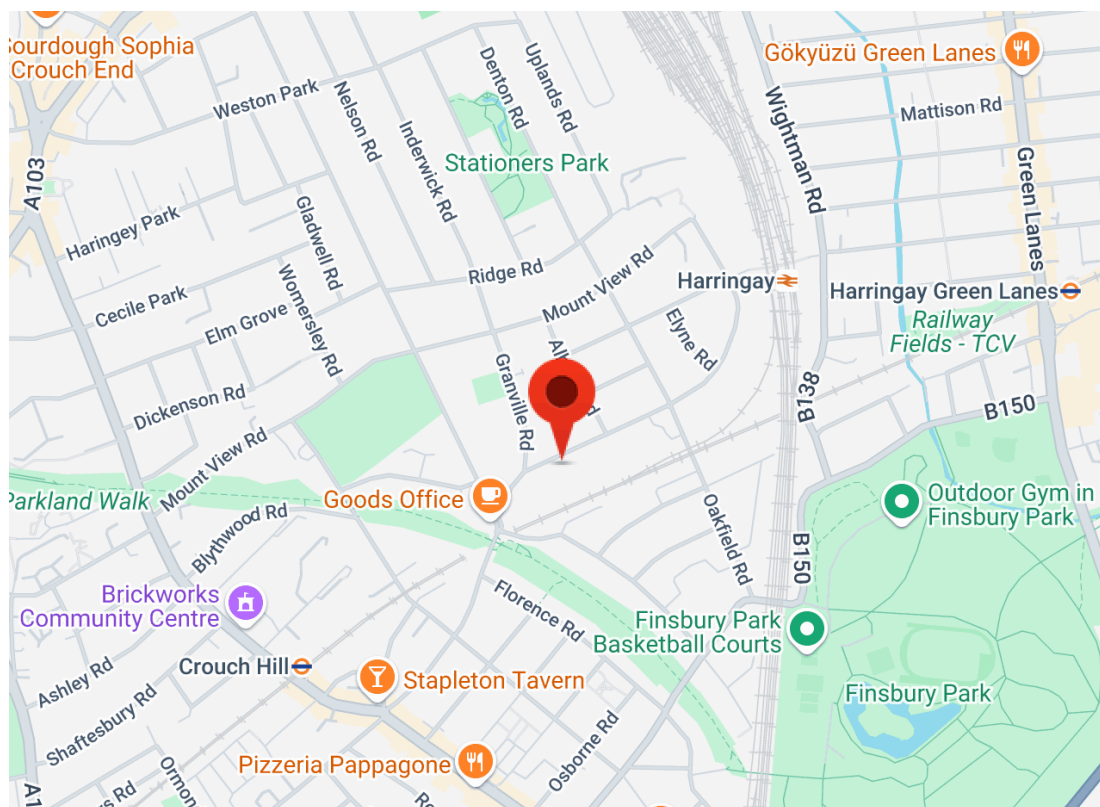
GROUND FLOOR

STAPLETON HALL ROAD
TOTAL APPROX. FLOOR AREA 792 SQ.FT. (74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure:
Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.