



Stapleton Hall Road, Stroud Green, N4 3QQ

Asking Price £437,500

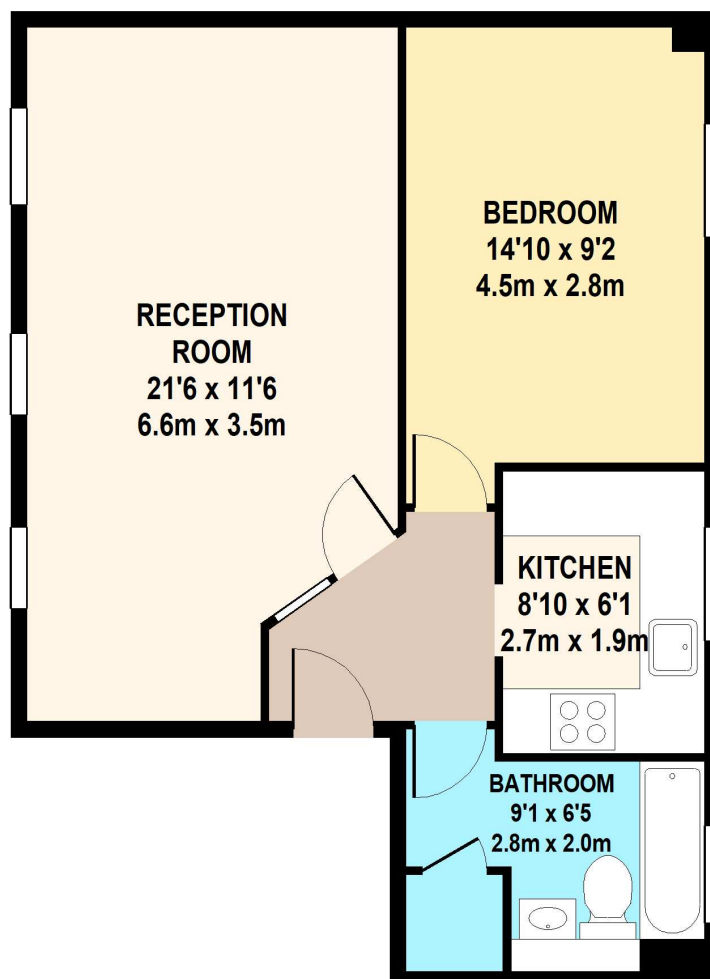
**A beautifully presented one-bedroom, first-floor apartment situated on a sought-after turning in Stroud Green.** This spacious property features a generously sized double bedroom, a separate reception room, a fully fitted kitchen, and a modern bathroom with a shower. Additional highlights include wood flooring, an intercom system, and access to a well-maintained communal garden. Located near the vibrant amenities of Stroud Green Road, the property is surrounded by independent shops, restaurants, cafés, and bars. Excellent transport links are provided by Finsbury Park Tube Station and Crouch Hill Rail Station, offering seamless access to the City and West End. The scenic Parkland Walk and the open green spaces of Finsbury Park are just a short stroll away, making this apartment a fantastic choice for both convenience and lifestyle.

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





- Reception room
- Fully fitted kitchen
- Communal courtyard
- Finsbury Park Underground (Piccadilly and Victoria lines)
- Chain Free
- Modern bathroom with shower
- Modern fixtures and fittings
- Stroud Green shops and amenities on your doorstep
- Crouch Hill Overground station just minutes away



## 1ST FLOOR

5 STAPLETON HALL ROAD  
TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 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, systems 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Tenure:

Leasehold

### Ground rent:

### Service Charges:

### Local Authority:

### Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
442083429000

### Contact:

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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.