



Stapleton Hall Road, Stroud Green, N4 4QJ

Asking Price £625,000

An immaculate and stylish top-floor flat set within an attractive period property, this home is a true hidden gem. Beautifully presented throughout, it offers two double bedrooms, a generous living space with plenty of room for dining or a dedicated workspace, and direct access to a stunning private roof terrace. The terrace enjoys leafy views of tall trees and the London skyline, creating a rare and tranquil setting in the heart of the city. The flat also benefits from a modern fitted kitchen and an immaculate bathroom, both finished to a high standard. This is a truly special home in every sense, and early viewings are highly recommended. The location is another real advantage: Haringay train station is just a five-minute walk away, with direct links into the City and excellent connections to the Underground network.

Hobarts Estate Agents  
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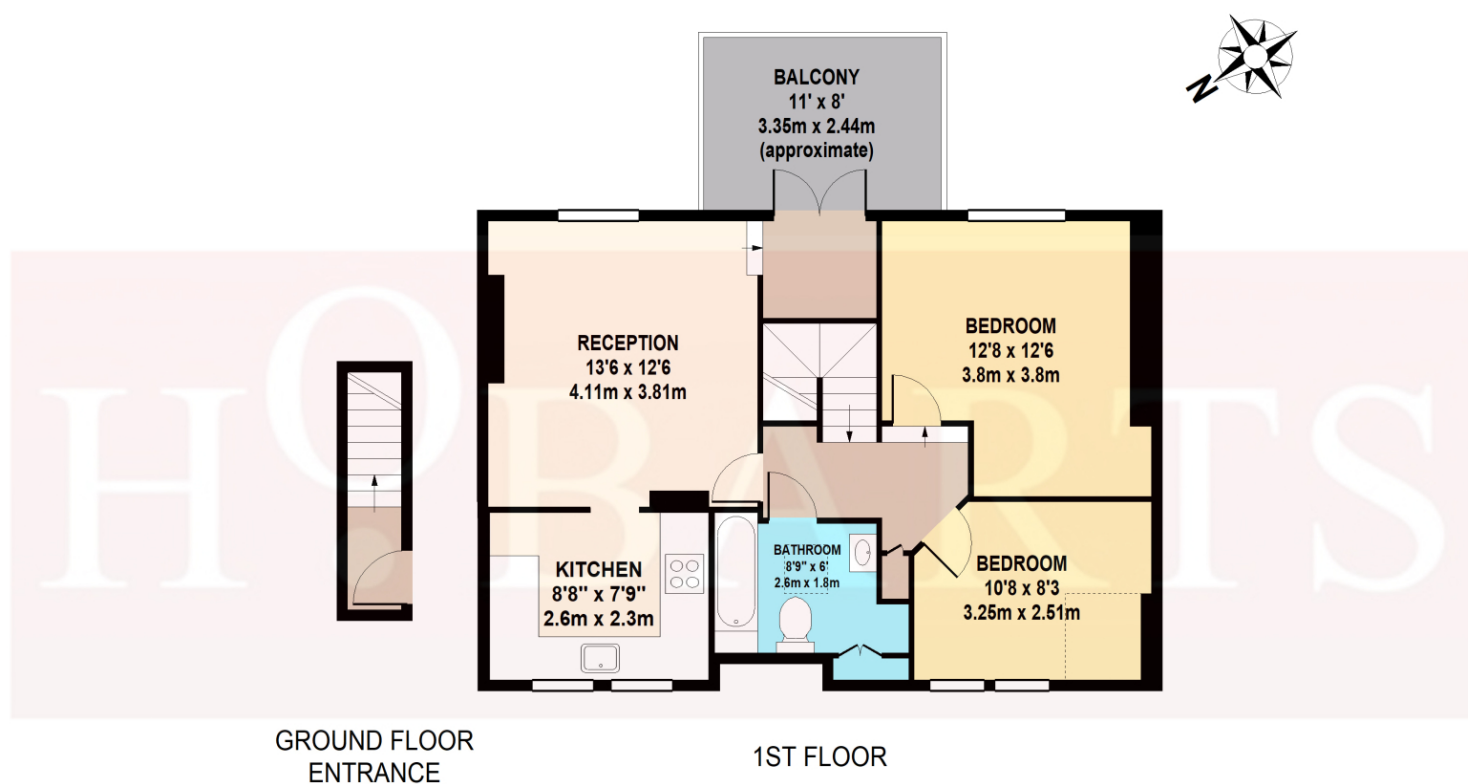




- Two double bedrooms
- Private roof terrace with skyline views
- Immaculate bathroom
- 5 mins to Haringay station
- Close to St Aidan's school (catchment)

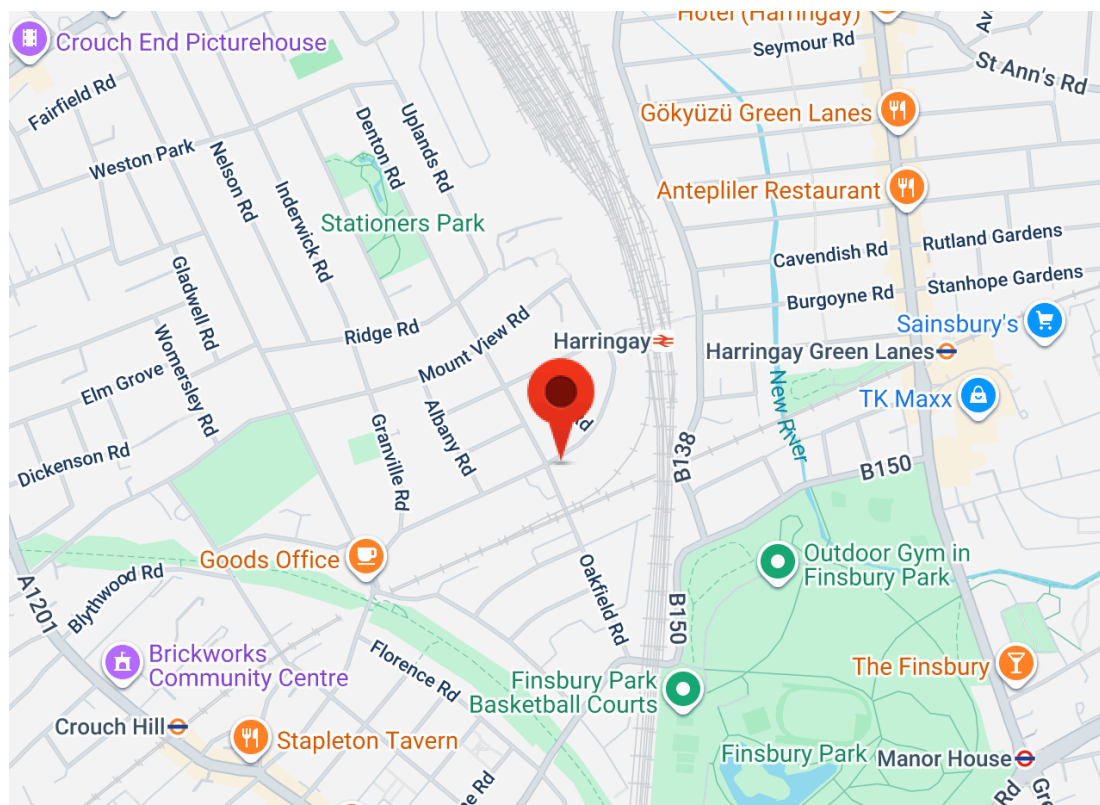
- Spacious living/dining area
- Modern fitted kitchen
- Top-floor period conversion
- Near Parkland Walk





STAPLETON HALL ROAD  
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (61 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	58 D	67 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.