

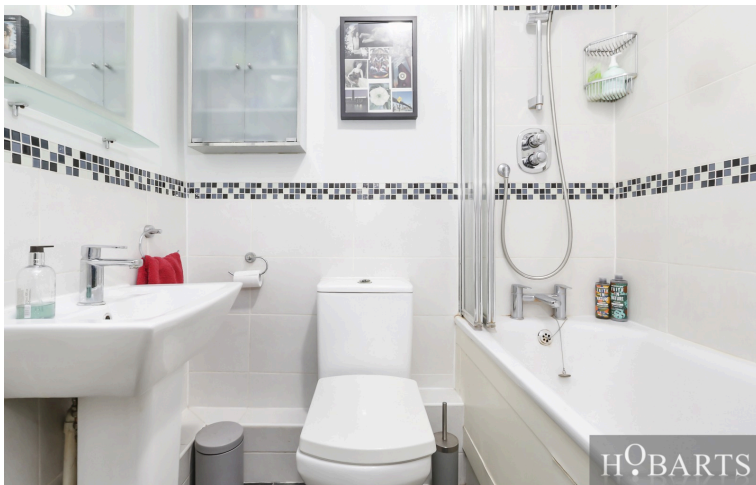


Stapleton Hall Road, Stroud Green, London, N4 4QA

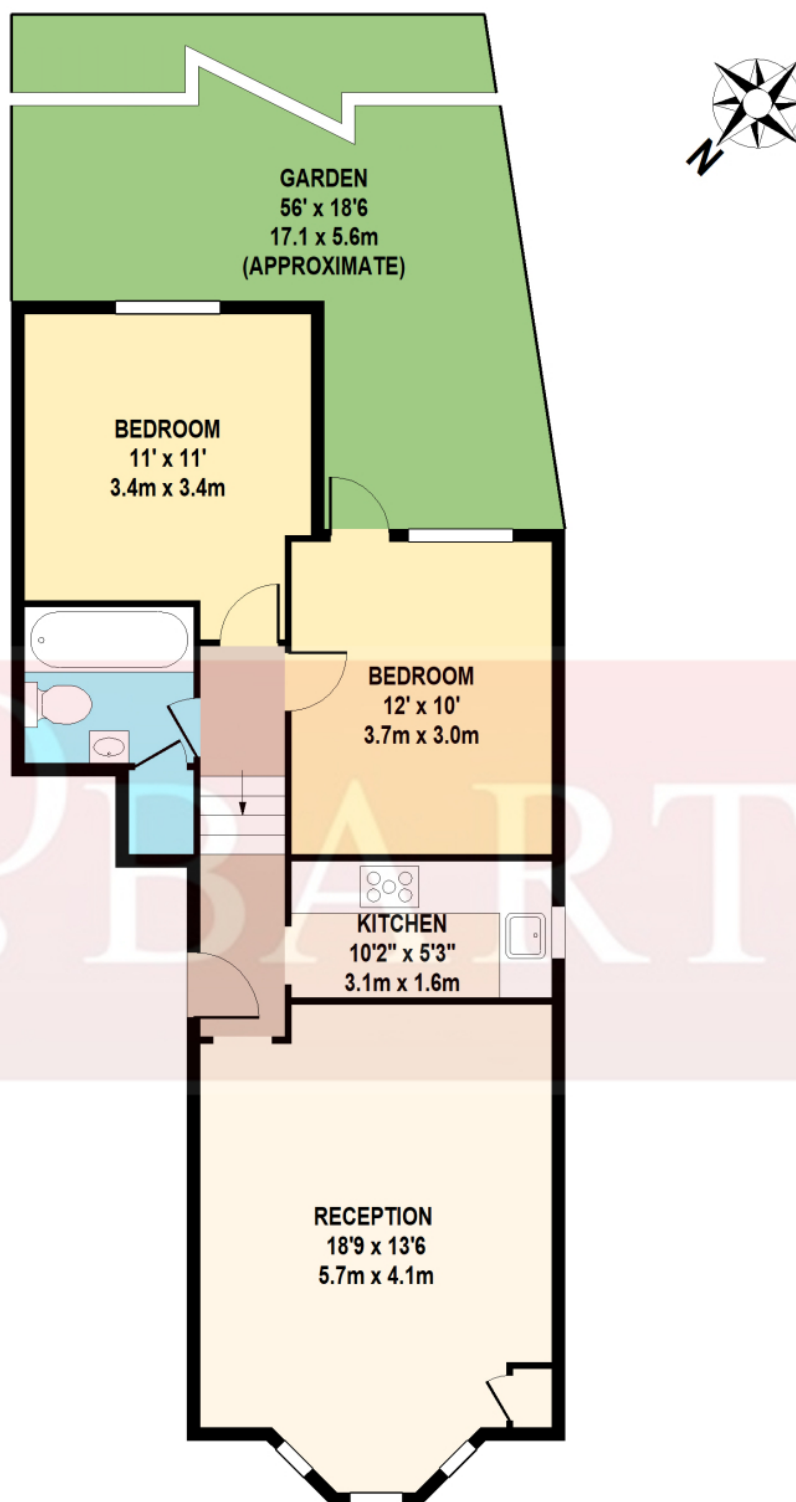
Asking Price £720,000

A beautifully presented two-bedroom flat set within an attractive period property. The home offers two generous double bedrooms and a spacious living area featuring high ceilings and large windows that flood the room with natural light. There is a modern, separate fitted kitchen and a well-maintained bathroom. One of the standout features is the delightful private garden – a good size, well cared for, and stocked with a variety of plants, providing a peaceful outdoor retreat. The property is superbly located close to a range of local shops, with Finsbury Park Tube and Overground services within walking distance or a short bus ride away. Crouch End is also easily accessible on foot or by bus. The green open spaces of Finsbury Park and the popular Parkland Walk are nearby, offering excellent spots for leisure and recreation.

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



- Two double bedrooms
- Modern fitted kitchen
- Private garden
- Close to shops & transport
- Short distance to Crouch End
- Large, bright living room
- Well-kept bathroom
- Share of freehold
- Near Finsbury Park & Parkland Walk



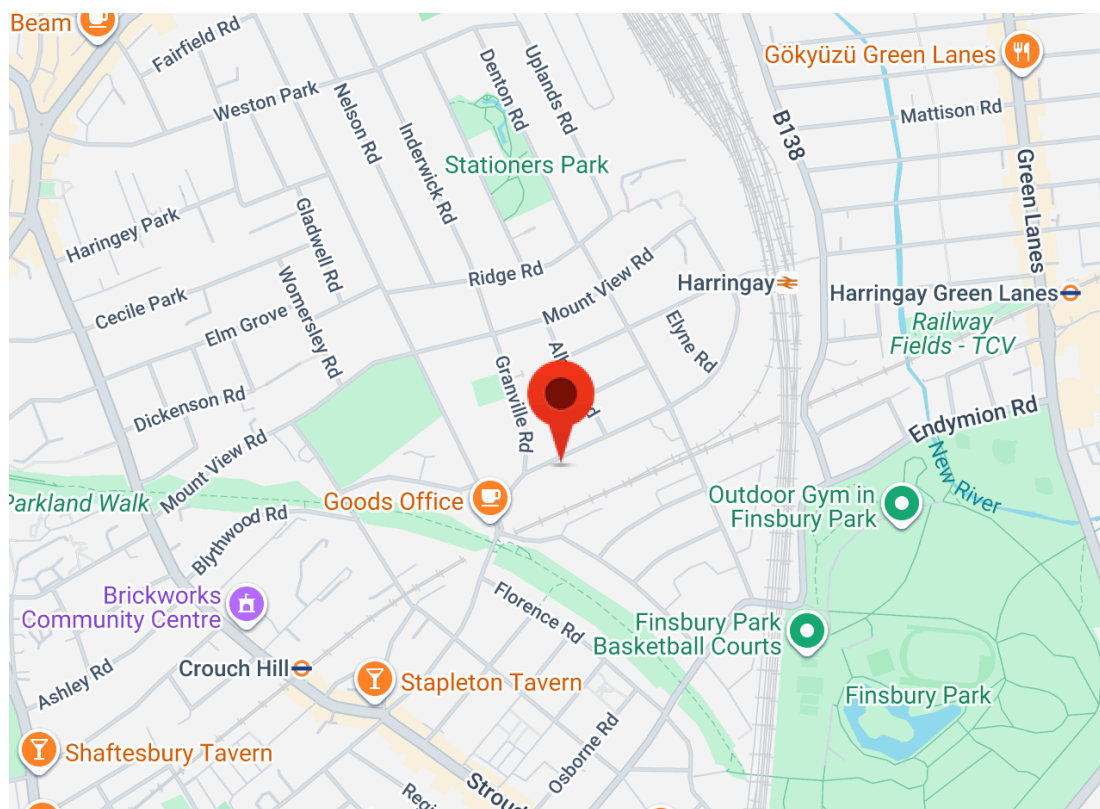
GROUND FLOOR

STAPLETON HALL ROAD
TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59 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		74 C
55-68	D	65 D	
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

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www.hobarts.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.