HOBARTS

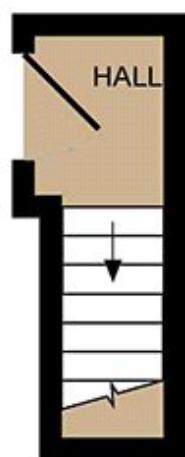## Stapleton Hall Road, Stroud Green, London, United Kingdom, N4 — £1,650 pcm

A beautifully presented and spacious one bedroom period conversion, located on this popular road close to Stroud Green shops, restaurants and transport connections at Crouch Hill BR, 5 minutes and Finsbury Park tube station a 10 minute walk. Property benefits from large lounge with separate kitchen and windows providing plenty of light and great views. Good sized bedroom with storage, bathroom with shower, feature staircase providing further storage. Furnished
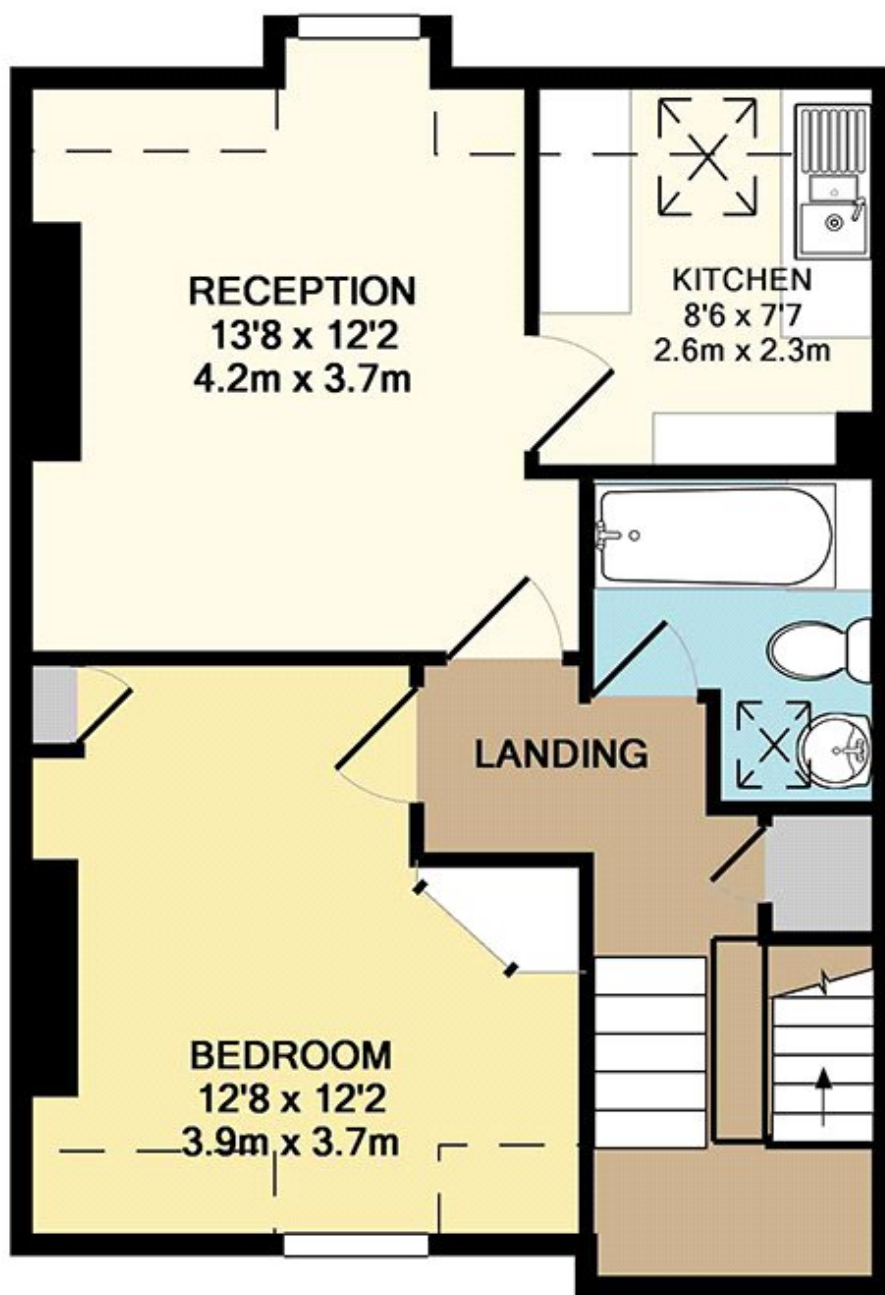
- One Double bedroom
- Top floor of period property
- Reception room
- Stroud Green shops and amenities close by
- Finsbury Park transport links

- Great views front and back
- Fully fitted kitchen
- Spacious bathroom with shower
- Crouch Hill Overground 5 minutes
- Furnished

N

RECEPTION
13'8 x 12'2
4.2m x 3.7m

KITCHEN
8'6 x 7'7
2.6m x 2.3m

HALL

LANDING

BEDROOM
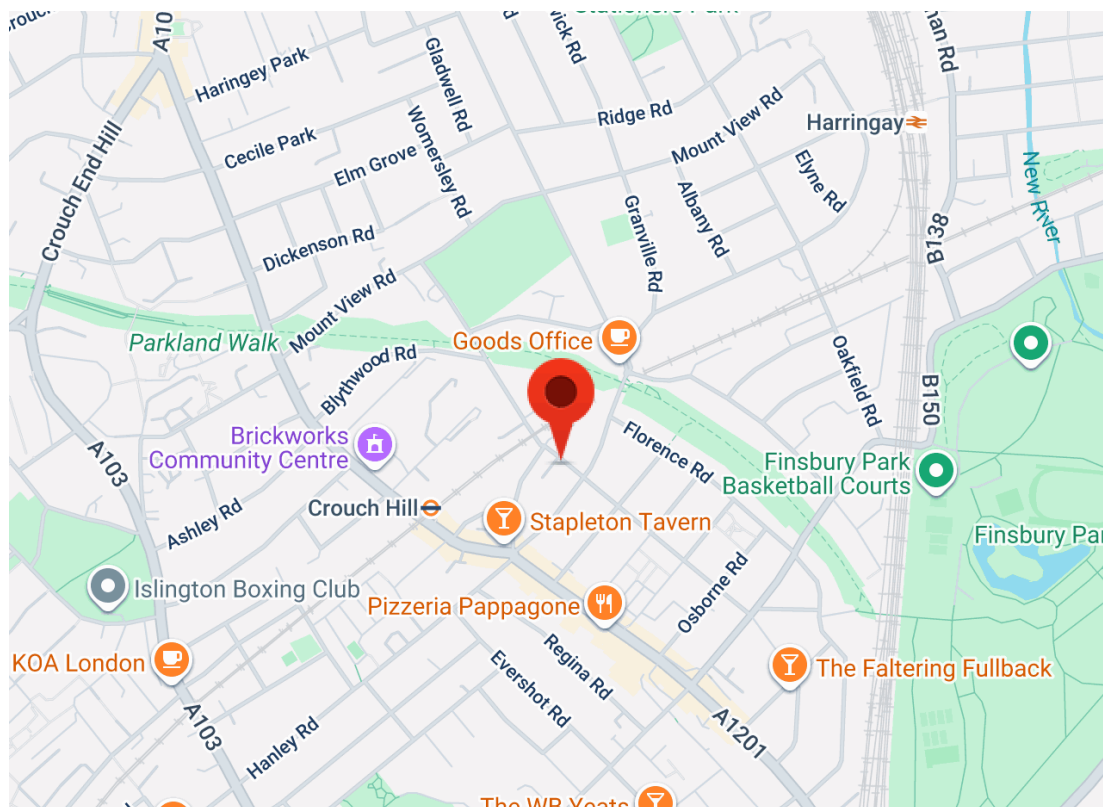12'8 x 12'2
3.9m x 3.7m

2ND FLOOR

3RD FLOOR

STAPLETON HALL ROAD, N4
TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 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
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Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D		55 D	68 D
39-54	E			
21-38	F			
1-20	G			

Tenure:

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
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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.