



Stapleton Hall Road, London, Stroud Green, N4 3QG

Asking Price £620,000

Hobarts are pleased to offer this bright first-floor three-bedroom apartment set within a charming Victorian conversion. The property features two double bedrooms and a single, a separate bathroom, and a good-sized living area leading through to the kitchen. Large windows flood the flat with natural light throughout. Ideal for a first-time buyer looking to add their own style, or an investor seeking a solid buy-to-let opportunity. Offered with a share of freehold and located on a popular Stroud Green road, moments from local shops, cafés and excellent transport links including Crouch Hill and Finsbury Park stations.

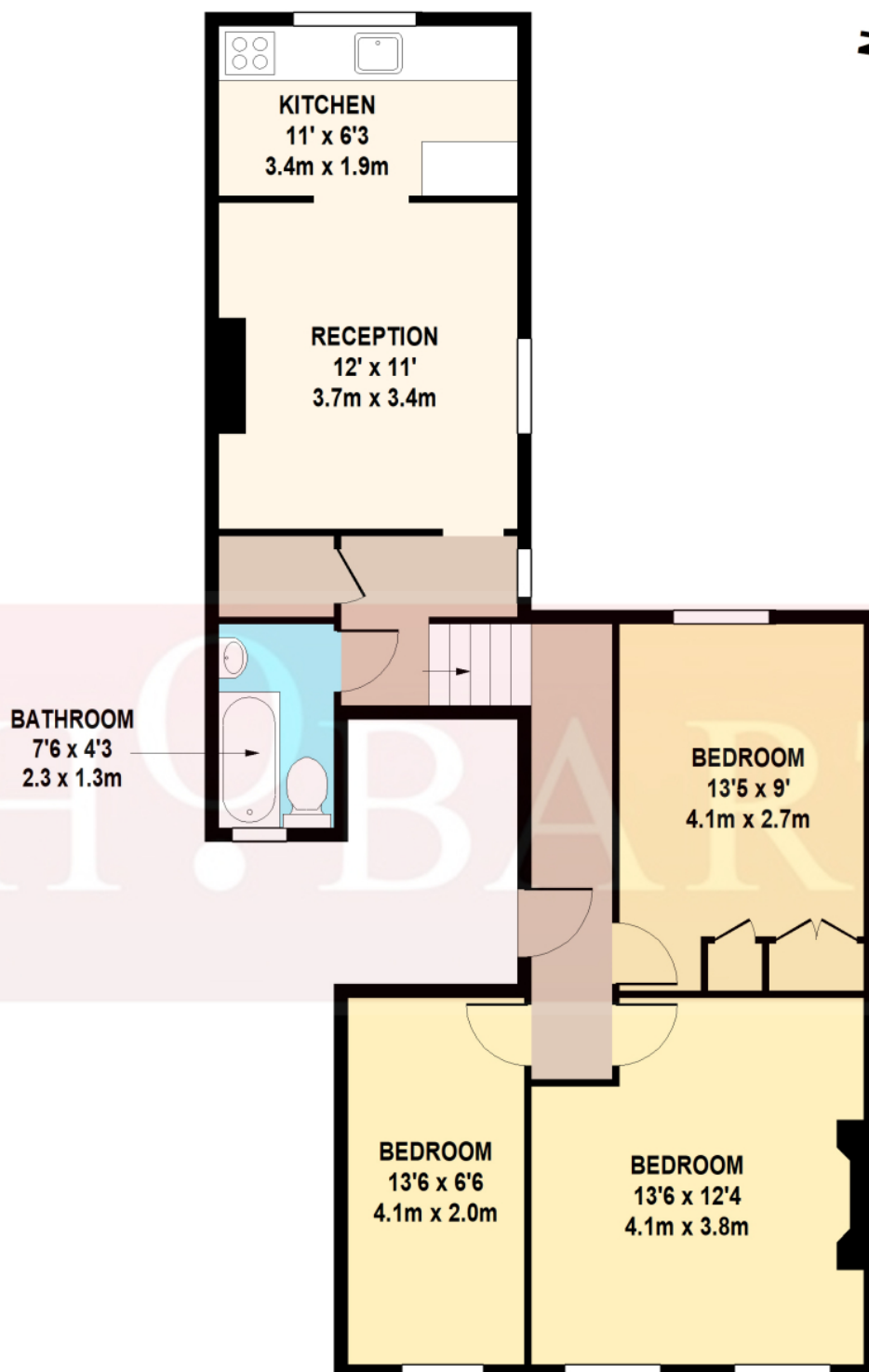
Hobarts Estate Agents  
23 Ferme Park Road, Stroud Green, London, N4 4DS  
stroudgreen@hobarts.co.uk  
www.hobarts.co.uk  
442083429000





- First-floor three-bedroom apartment
- Spacious living area and kitchen
- Large windows with natural light
- Share of freehold
- Excellent transport links: Crouch Hill & Finsbury Park

- Two double bedrooms, one single
- Separate bathroom
- Victorian conversion
- Close to Stroud Green shops & restaurants

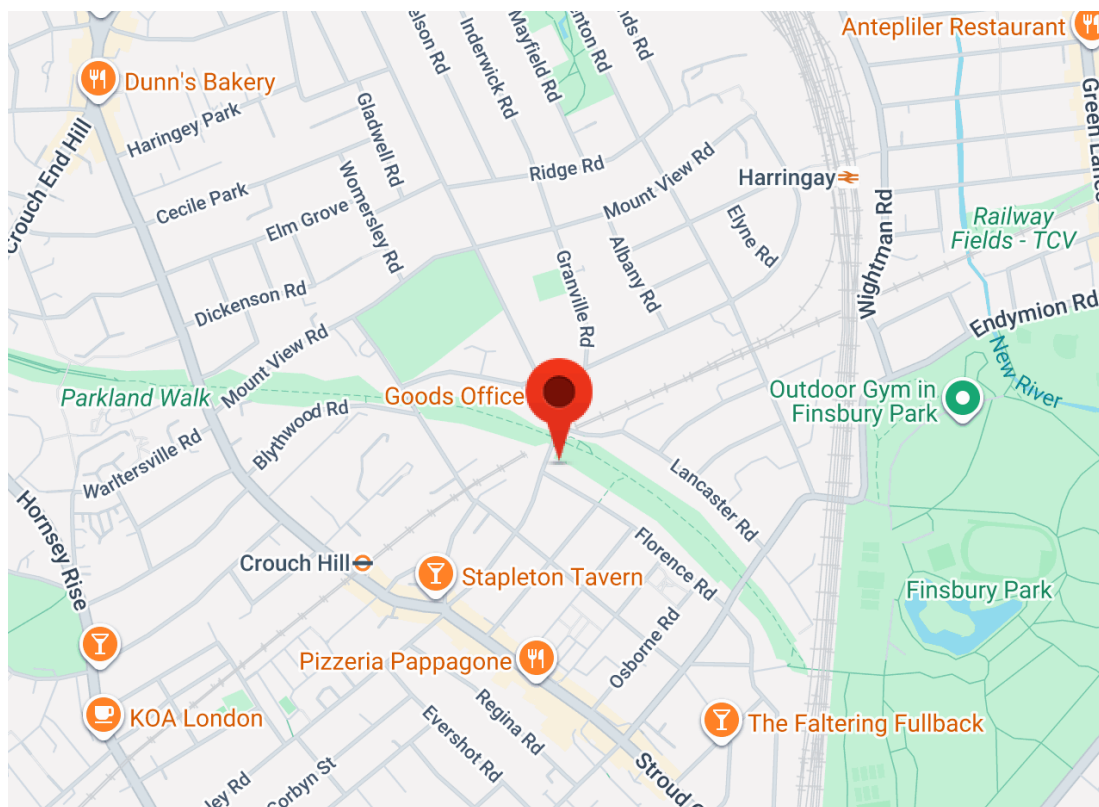


## FIRST FLOOR

STAPLETON HALL ROAD  
TOTAL APPROX. FLOOR AREA 721 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	69 C	77 C
55-68	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:**

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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.