



Stapleton Hall Road, N4

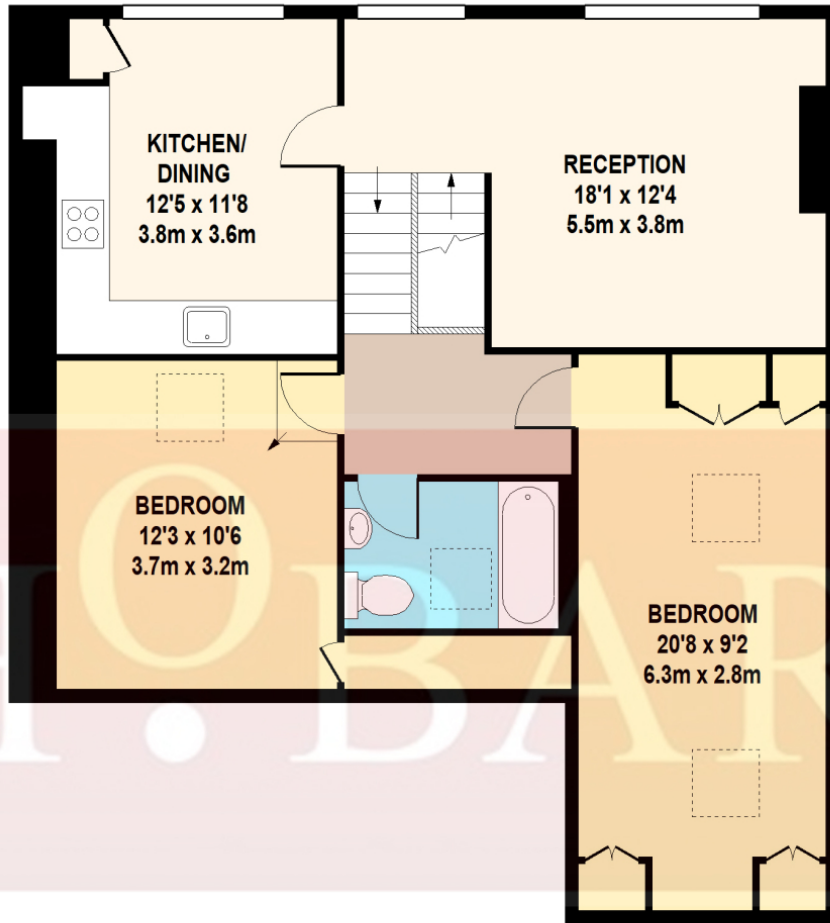
Asking Price £585,000

Delightful two bedroom split-level flat on the first and second floors of this Victorian house on a quiet popular residential Road in Stroud Green. Maintained to a high standard the flat benefits from spacious bedrooms, reception room opening to bespoke kitchen diner, modern bathroom and double-glazed windows. Suburb views can be enjoyed from the spacious living space. In an excellent location all the shops, cafes, restaurants, and amenities that Stroud Green Finsbury Park have to offer. Just a short walk away is Harringay Overground Station with direct links to the City, Crouch Hill Overground Station and Finsbury Park for both Piccadilly and Victoria lines. Local green spaces include Finsbury Park and The Parkland Walk offering great walking, running and cycling opportunities. The property is also located in the catchment area of St Aidan's Voluntary Primary School

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
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442083429000



- Two double bedrooms
- Bespoke kitchen
- Modern bathroom
- Green spaces of The Parkland Walk and Finsbury Park
- Split Level
- Spacious reception room
- Victorian House
- Transport connections at Harringay over ground and Finsbury Park tube



SECOND FLOOR

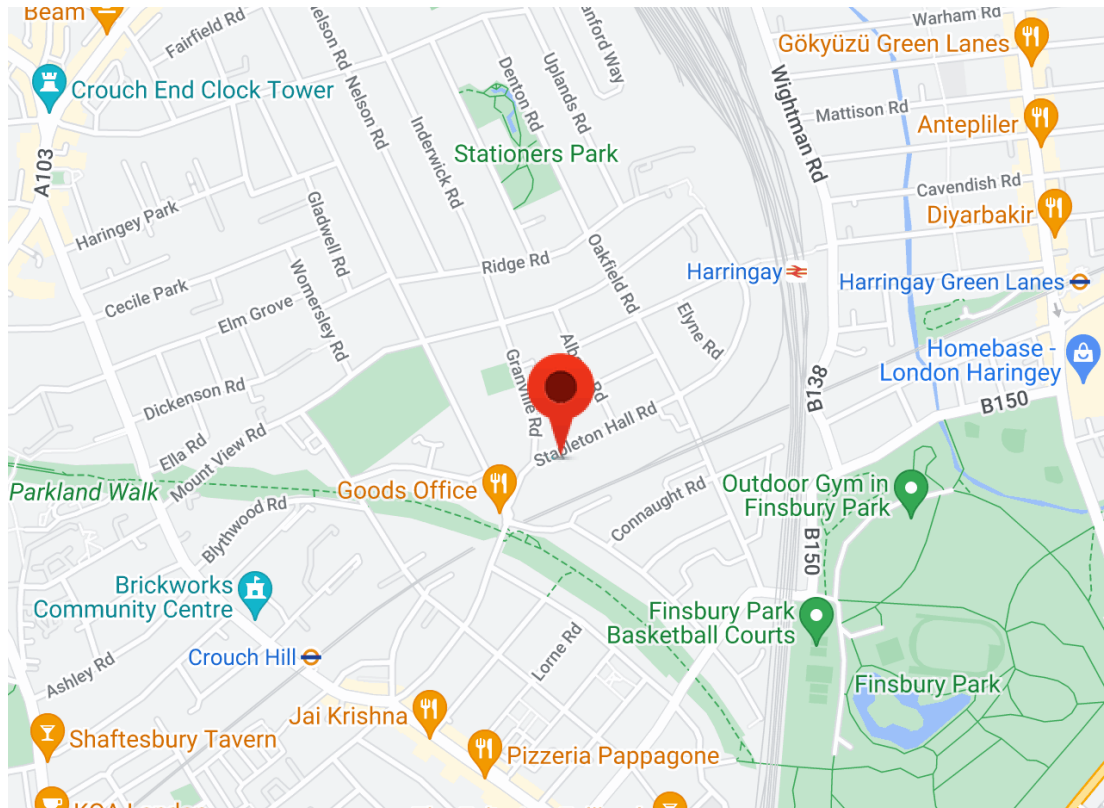
FIRST FLOOR

STAPLETON HALL ROAD
 TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75 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 | 61 D | 62 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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Green, London, N4 4DS
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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.