



Stapleton Hall Road, Finsbury Park, N4 4RH

£1,600 pcm



## A modern one double bedroom flat located in Stroud

A modern first floor one double bedroom flat located on a residential street between in Stroud Green. The property offers a good size lounge, separate kitchen, one double bedroom and a three piece bathroom suite with shower above the bath. The property is neutrally decorated throughout with white walls, hard wooden flooring and double glazing throughout. Harringay Over Rail is just moments' walk away with Finsbury Park within easy reach

### Key features:

- Conversion
- 1 Bed
- 1 Reception
- 1 Bathroom
- Council Tax Band B
- Furnished



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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
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## Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number : 6839-3922-8109-0931-1206

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77      | 77        |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6839-3922-8109-0931-1206>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

## Council Tax Band

Band: B

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