



estate agents



## 5 Stanley Road , London, N2 0NB

A stunning 5 double-bedroom, 3-bathroom family home, perfectly positioned in close to the tube station, local amenities, and within a desirable school catchment area.

The ground floor boasts two spacious reception rooms, guest W.C., and a beautifully designed open-plan kitchen/diner with cozy snug area. Multiple doors open onto a sun-drenched, south-facing garden with convenient gated side access.

On the first floor, you'll find two generous double bedrooms, utility area, office, family bathroom, and principle bedroom bedroom with en-suite shower room. The top floor completes the property with two further double bedrooms, modern bathroom and ample loft storage.

This property is offered unfurnished, with the exception of a few select items. Available early November 2024

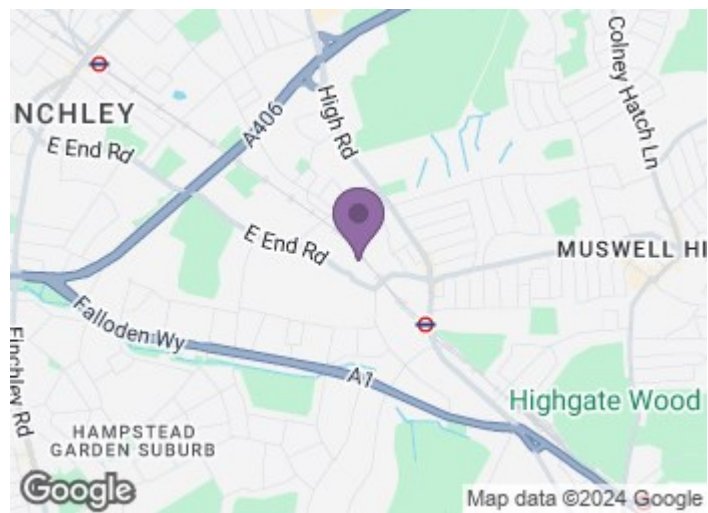
**£4,500**

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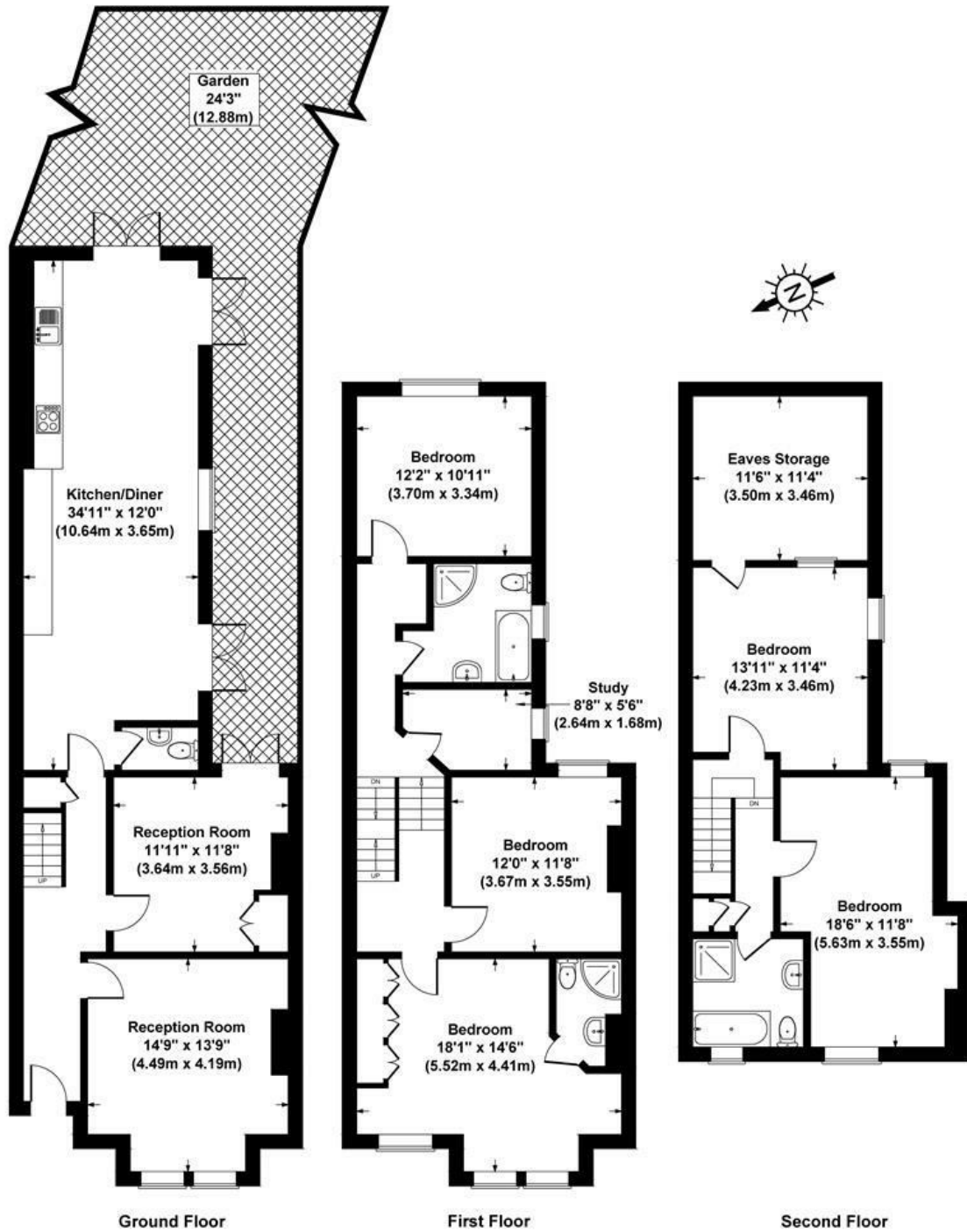
- Prime location near Favoured School The Archer Academy
- South-facing garden with gated side access
- Available 8th November
- 5 Double Bedrooms, 3 bathrooms
- Decorations Since Been done



[Directions](#)



# Floor Plan



Stanley Road, London, N2  
 Gross Internal Area 2142 sq ft / 199 sq metres  
 Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	