



Stapleton Hall Road, N4 3QD

Guide Price £600,000  
Share of Freehold



# Stapleton Hall Road N4 3QD

Welcome to Stapleton Hall Road. We are delighted to offer this attractive and generously proportioned two-bedroom Victorian conversion.

Situated on the first floor of this handsome period property with appealing triple-bay architecture, the flat is presented to the market in excellent decorative order, offering 784 sq. ft. (72.8 m<sup>2</sup>) of spacious living accommodation.

Accessed via a tidy ground-floor communal entrance shared between three flats, stairs lead to the first floor. Showcasing a stunning open-plan kitchen and reception area, a large bay window with shutters creates an ideal spot for a dining table, overlooking the hustle and bustle of Stroud Green and its eclectic range of historic architecture, a perfect spot for people-watching. The wooden floors and neutral décor beautifully complement the modern kitchen, which is well-equipped with a dishwasher, washing machine, large fridge freezer, gas hob, electric oven, and extractor fan. A grand period fireplace with a decorative surround and original tiling serves as the focal point of the room, retaining the Victorian character of the building.

The first of the two double bedrooms features fitted carpet, ceiling coving, and a large sash window. The internal communal hall combines wooden flooring and carpet, with an entry system and window overlooking the side aspect. Stairs lead down to a half landing. The spacious bathroom includes a shower-bath combination with a shower screen, a floating washbasin with a vanity mirror and storage, a stainless-steel heated towel rail, contrasting tiling, and a large, frosted sash window.

Lastly, the second bedroom at the rear benefits from dual-aspect windows, providing plenty of natural light.

Occupying a fantastic position allowing convenient access to the transport links at Crouch Hill Overground, Finsbury Park Station (Victoria & Piccadilly lines) and several bus routes. Stroud Green and Crouch End provide a wonderful selection of coffee shops, bars, and local eateries and the popular Parkland Walk nature reserve and Finsbury Park are only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

Additional advantages include a share of the freehold and the sale can be chain-free.

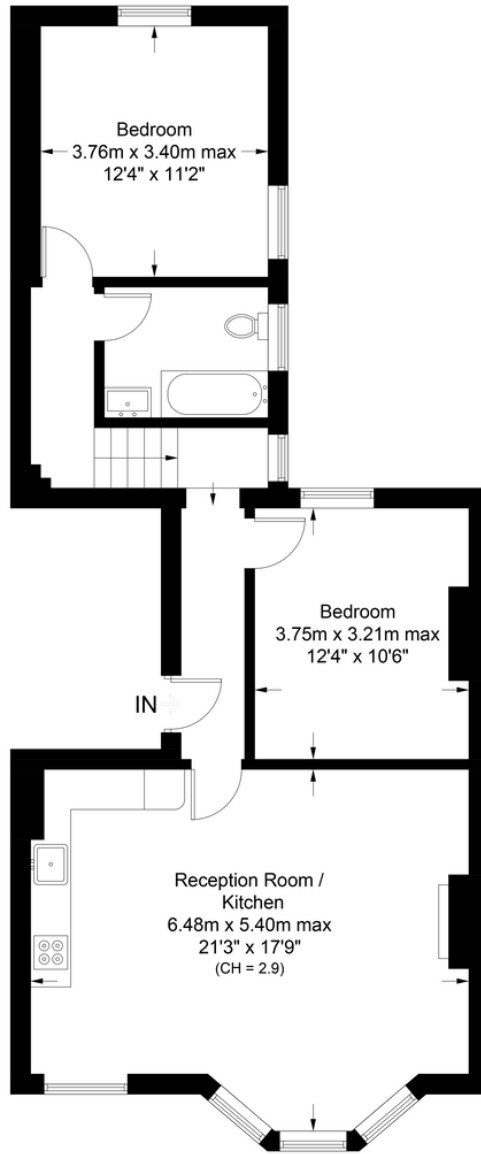






# Stapleton Hall Road, N4

Approximate Gross Internal Area = 784 sq ft / 72.8 sq m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1082757)



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# DAVID ANDREW

your most valuable asset

- Handsome period conversion
- Arranged over the first floor
- Two double bedroom
- A vast reception/kitchen
- Attractive period detailing
- Popular location
- 784 sq ft / 72.8 sq m

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### Agent's Note:

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