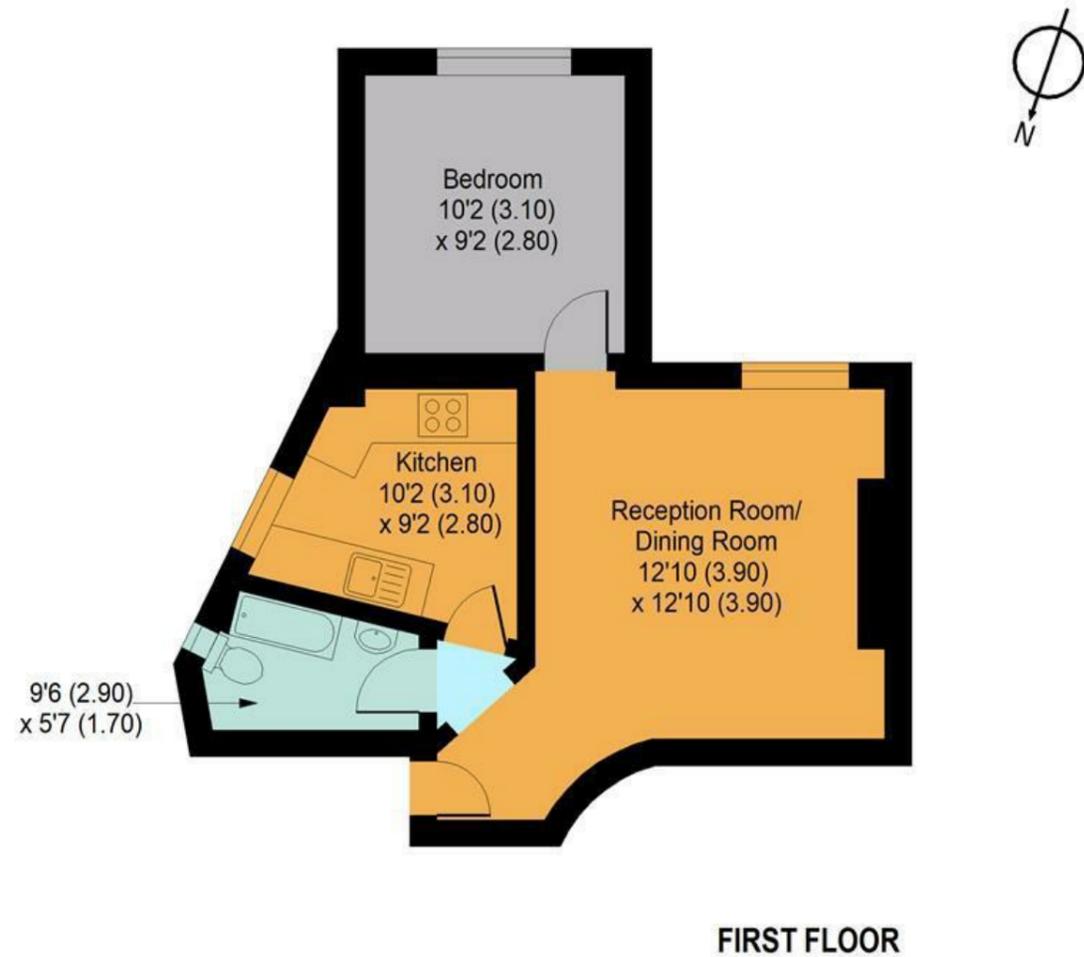




## Stapleton Hall Road N4

APPROX. GROSS INTERNAL FLOOR AREA 482 SQ FT / 44.78 SQ M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com



**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

[www.daviesdavies.co.uk](http://www.daviesdavies.co.uk)

**STAPLETON HALL ROAD**

1 BEDROOM | 1 BATHROOM | FLAT



## MATERIAL INFORMATION:

> ONE BED CONVERSION

> COUNCIL TAX: C

> EPC RATING: C

> 0.5 MILES FROM FINSBURY PARK STATION

## KEY FEATURES

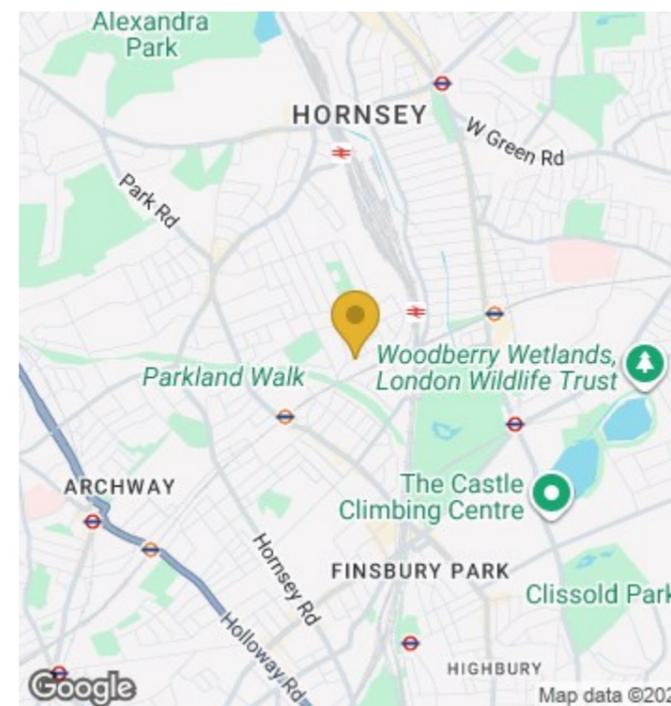
- FIRST FLOOR ONE BEDROOM PERIOD CONVERSION
- BRIGHT RECEPTION/DINING ROOM WITH FEATURE FIREPLACE
- SEPARATE FITTED KITCHEN
- MODERN BATHROOM WITH FULL-SIZED BATH & SHOWER
- LOCATED ON POPULAR STAPLETON HALL ROAD
- 0.5 MILES TO FINSBURY PARK STATION (VICTORIA, PICCADILLY & NATIONAL RAIL)

**YOURS FOR  
£425,000**

Positioned on the first floor of an attractive period conversion on popular Stapleton Hall Road, this bright and well proportioned one bedroom apartment offers thoughtfully arranged living space in the heart of Stroud Green.

The flat is set within an elegant Victorian building and benefits from its superb location moments from the independent cafés, restaurants and shops of Stroud Green Road. Finsbury Park Station (Victoria, Piccadilly, National Rail) is within easy reach, providing swift connections across London and beyond, while Crouch Hill Overground is also nearby.

**SEE MORE  
PROPERTIES  
ONLINE**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

