

Your local property experts

PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy
faultless service
straightforward
honest a breath of
professional fresh air
accessible
friendly dependable
responsive
transparent*

Quotes taken from independent
Google reviews 2006 to 2016

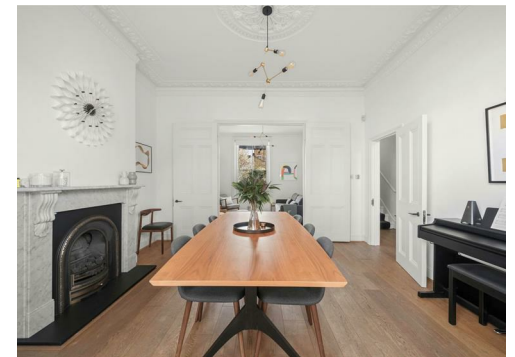


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thinking local

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Stapleton Hall Road, N4

£1,850,000 (FOR SALE)

House - Terraced

5 2 2



Stapleton Hall Road, N4

£1,850,000

Description

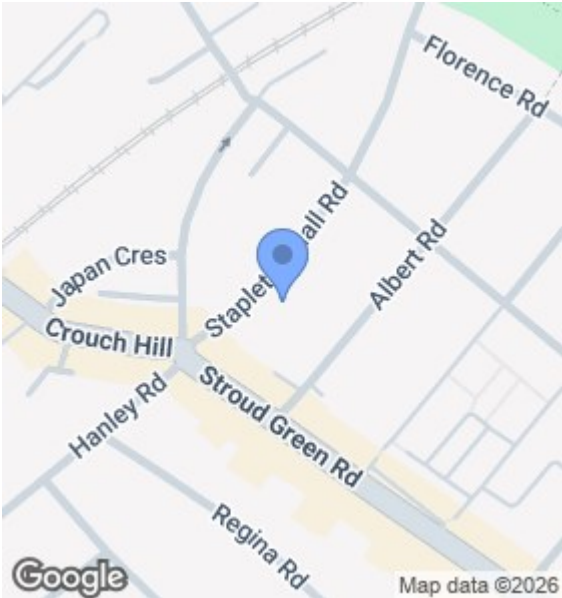
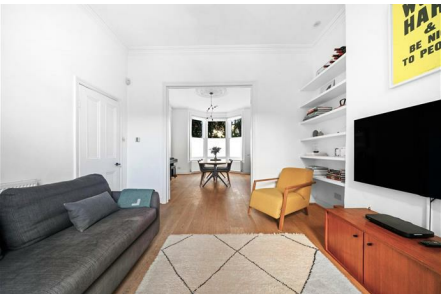
A beautifully presented and exceptionally spacious (over 2000 sq ft) five-bedroom Victorian terrace. The property has an option for a loft conversion and side extension, subject to planning approval. Offered chain free and arranged over three impressive floors offering complete versatility for the rooms to be used for your own convenience. . This immaculate family home blends elegant period character with contemporary finishes, creating a turnkey opportunity in one of Stroud Green's most sought-after residential streets. With generous proportions throughout and a private rear garden, it's an ideal choice for buyers seeking both style and space in a prime North London location.

Key Features

Key Features

Tenure
Lease Expires
Ground Rent
Service Charge
Local Authority
Council Tax

Freehold
to be confirmed
to be confirmed
to be confirmed



Floorplan



EPC

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		EU Directive 2002/91/EC	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.