

# Your local property experts

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*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

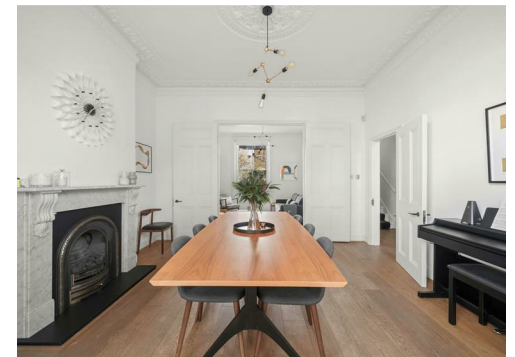


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**Stapleton Hall Road, N4**

**£1,850,000** (FOR SALE)

House - Terraced

5 2 2



# Stapleton Hall Road, N4

£1,850,000

## Description

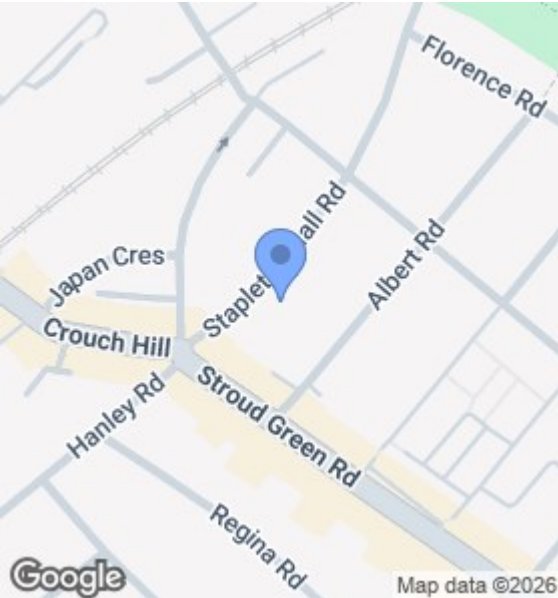
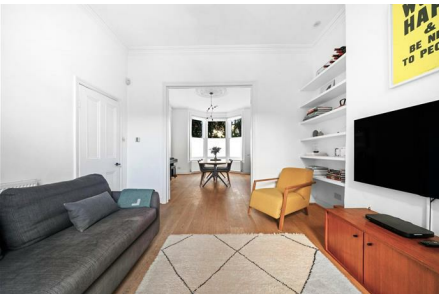
A beautifully presented and exceptionally spacious (over 2000 sq ft) five-bedroom Victorian terrace. The property has an option for a loft conversion and side extension, subject to planning approval. Offered chain free and arranged over three impressive floors offering complete versatility for the rooms 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

### Stapleton Hall Road N4

Approx. Gross Internal Area 2152 Sq Ft - 199.92 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.

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by lpaplus.com  
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## 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.