

# Your local property experts

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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.



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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**

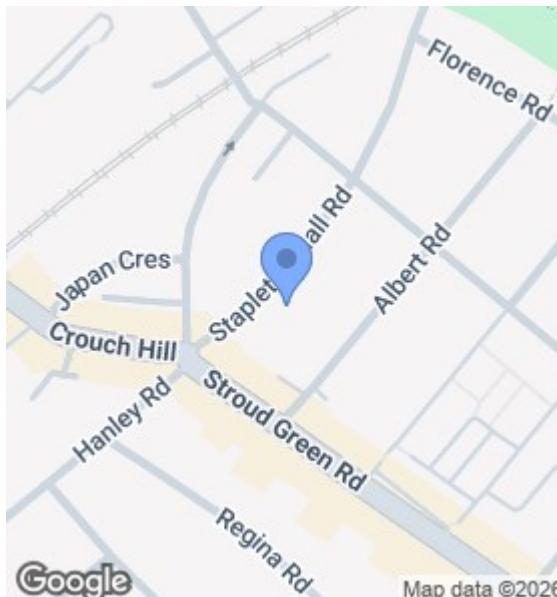
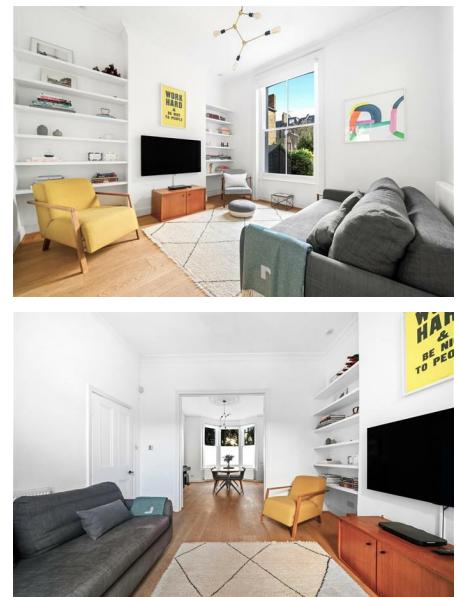
### Description

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	Freehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



### Floorplan

#### Stapleton Hall Road N4

Approx. Gross Internal Area 2152 Sq Ft - 199.92 Sq M



Basement

Floor Area 48 Sq Ft - 4.46 Sq M

Ground Floor

Floor Area 760 Sq Ft - 70.60 Sq M

First Floor

Floor Area 775 Sq Ft - 72.00 Sq M

Second Floor

Floor Area 569 Sq Ft - 52.86 Sq M



Certified  
Property  
Measurer

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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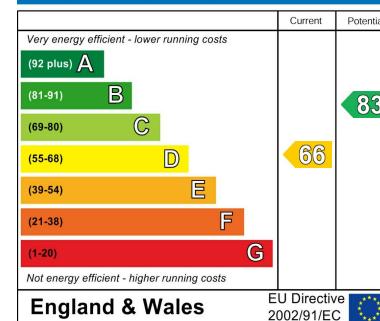
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### EPC

#### Energy Efficiency Rating



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.