

Stapleton Hall Road, Stroud Green, London, N4 4QA

Asking Price £699,950

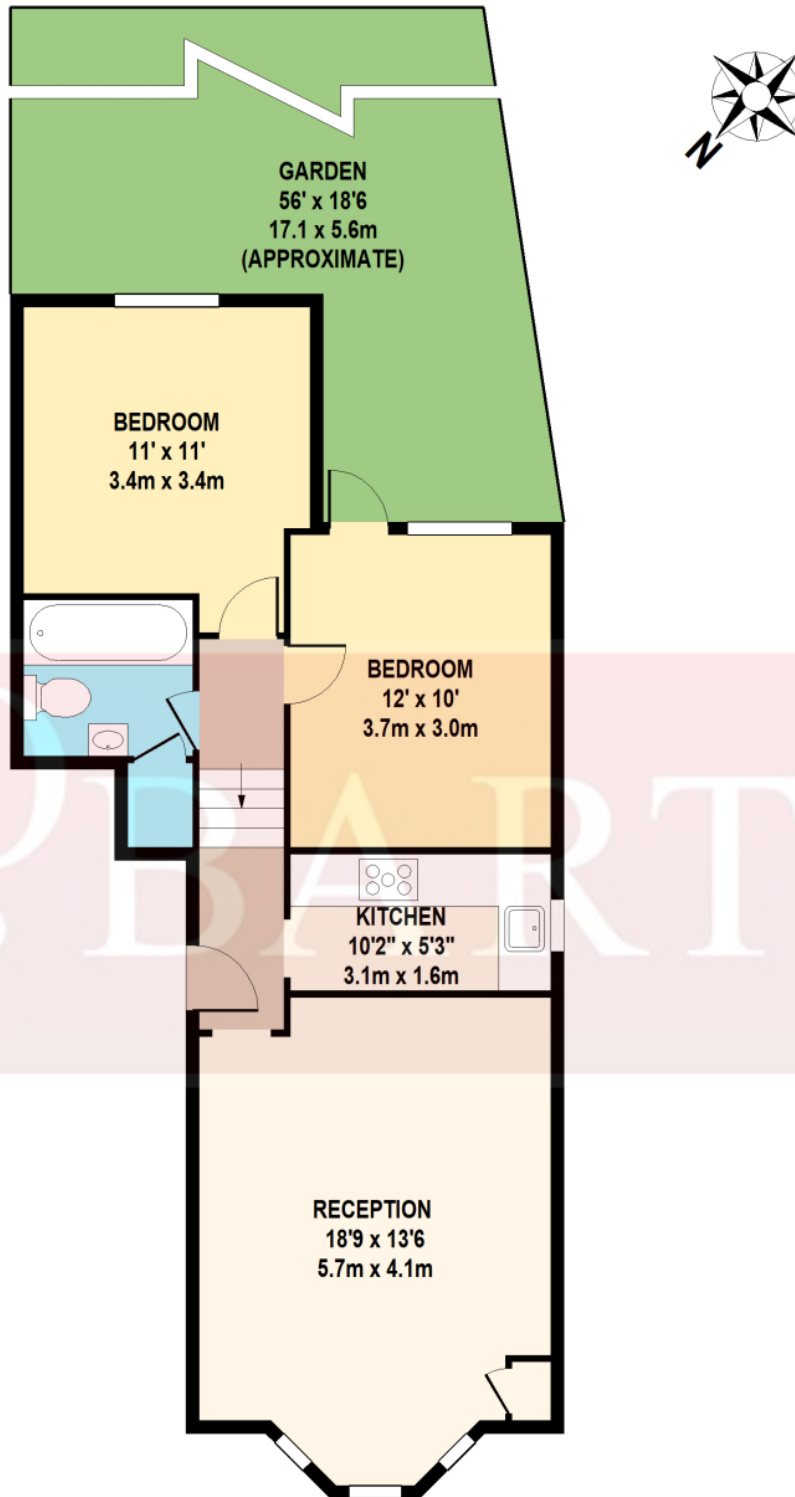
A beautifully presented two-bedroom flat set within an attractive period property, featuring two generous double bedrooms, a spacious living area with high ceilings and large windows, a modern separate fitted kitchen, and a well-maintained bathroom. A standout feature is the delightful private garden, which is beautifully maintained and filled with a variety of plants, creating a peaceful outdoor retreat. Ideally located close to local shops, with excellent transport links via Finsbury Park Tube and Overground stations and easy access to Crouch End, the property is also moments from Finsbury Park and the popular Parkland Walk. Regularly redecorated and maintained to a high standard, the flat is offered with a share of freehold.

Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
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www.hobarts.co.uk
442083429000



- Two double bedrooms
- Modern fitted kitchen
- Private garden
- Close to shops & transport
- Short distance to Crouch End

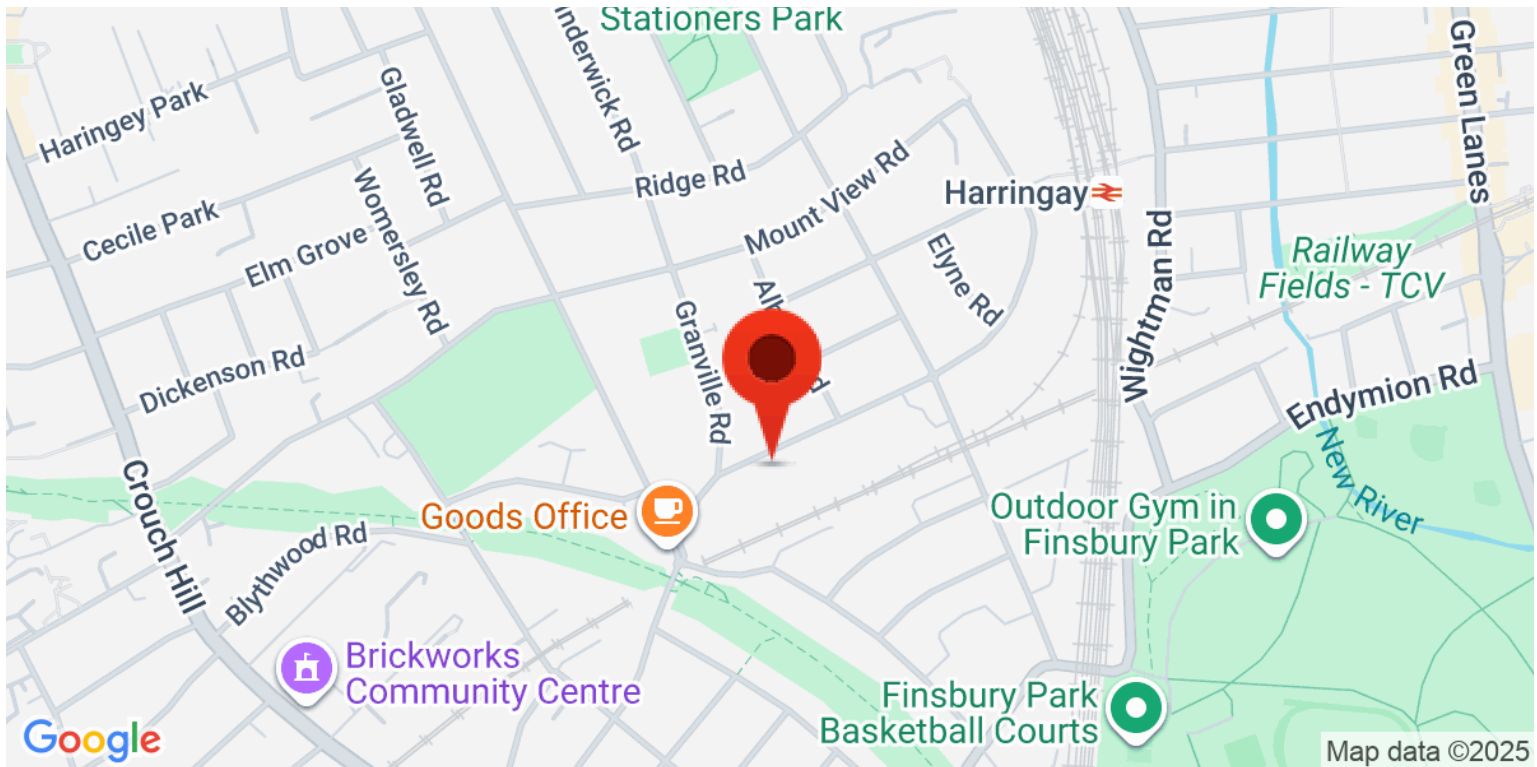
- Large, bright living room
- Well-kept bathroom
- Share of freehold
- Near Finsbury Park & Parkland Walk



GROUND FLOOR

STAPLETON HALL ROAD
 TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:

Share of Freehold

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

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These property details, including measurements, floor plans and items depicted in photographs etc. are intended only as a brief guide to prospective purchasers and are not intended to be relied upon for any purpose whatsoever. Any interested party should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these details.