

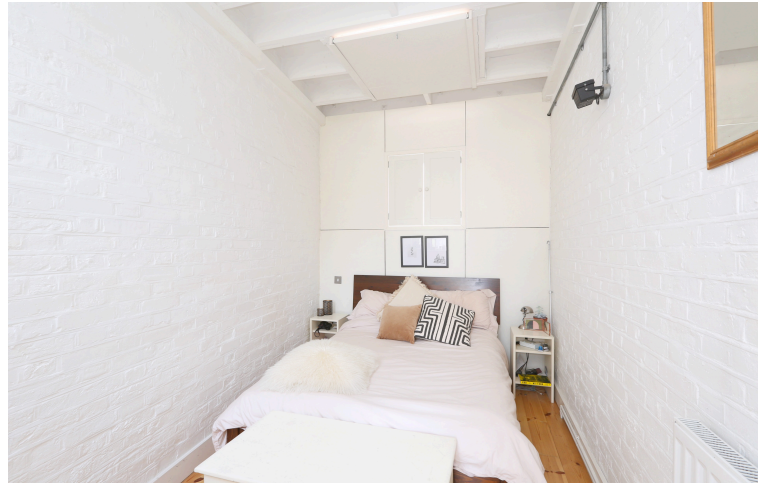


Stapleton Hall Road, Stroud Green, London, United Kingdom, N4

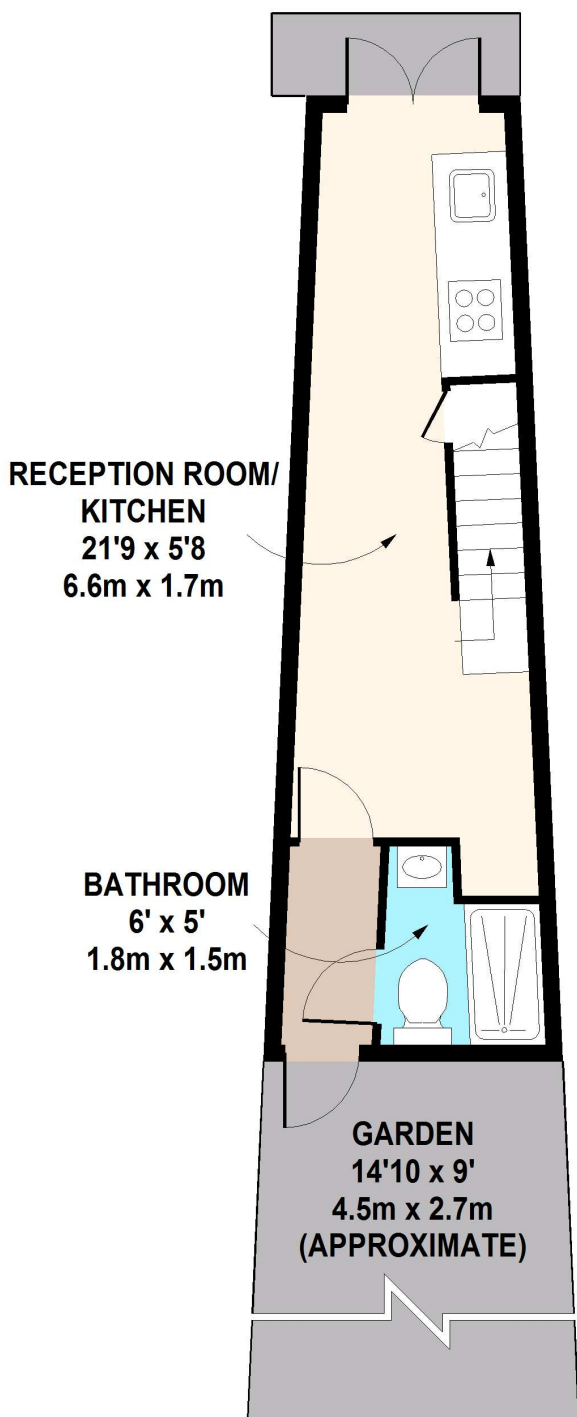
£1,850 pcm

Opportunity to rent this truly unique one double bedroom duplex-style maisonette, located on this popular road close to Stroud Green's shops, restaurants, and excellent transport connections. Crouch Hill Overground station is just a 5-minute walk away, while Finsbury Park Underground station is approximately a 10-minute walk. This charming property features an open-plan ground floor with access to a rear outside area, as well as its own private front entrance. The property is offered part-furnished. Must be seen!

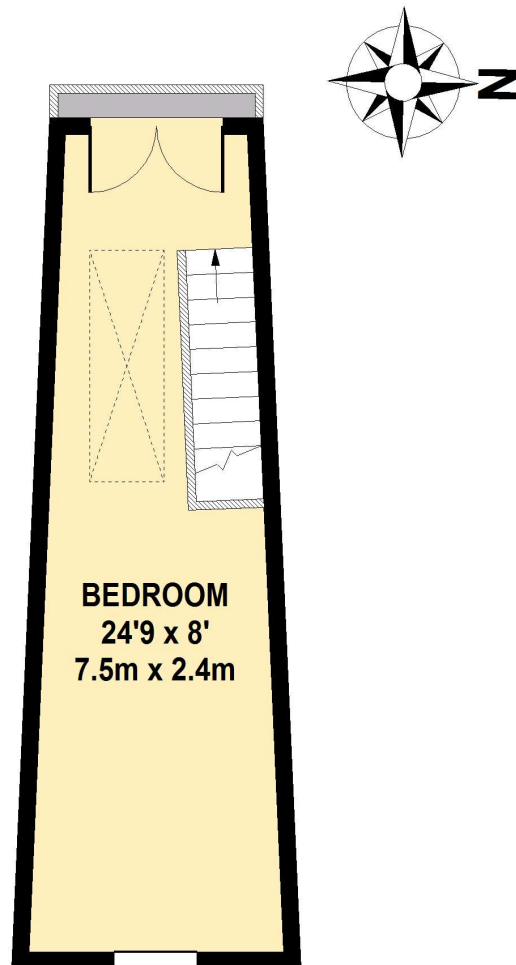
Hobarts Estate Agents
23 Ferme Park Road, Stroud Green, London, N4 4DS
stroudgreen@hobarts.co.uk
www.hobarts.co.uk
442083429000



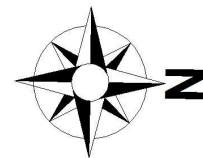
- One double bedroom
- Reception open to kitchen
- Shower room
- Own entrance
- Transport links at Crouch Hill over ground and Finsbury Park tube
- Fully fitted modern kitchen
- Outside area accessed from the kitchen
- **DOMESTIC BILLS INCLUDED**
- Shops and amenities on Stroud Green Road and Crouch End Broadway



GROUND FLOOR



1ST FLOOR



STAPLETON HALL ROAD

TOTAL APPROX. FLOOR AREA 353 SQ.FT. (32.8 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, systems 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		91 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:

Ground rent:

Service Charges:

Local Authority:

Viewings:

Strictly by appointment via
HOBARTS ESTATE AGENTS
442083429000

Contact:

23 Ferme Park Road, Stroud
Green, London, N4 4DS

stroudgreen@hobarts.co.uk
www.hobarts.co.uk



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.