



Stapleton Hall Road, N4 3QQ

Guide Price £450,000  
Share of Freehold



# Stapleton Hall Road N4

Presented to the market on a chain free basis, an attractive and unique one-bedroom apartment situated on the first floor of a beautiful Grade II listed building in the heart of Stroud Green N4.

Offering an impressive 603 SQ FT/ 56 SQ M of internal living space, exposed oak beams and Georgian sash windows throughout not only create a charming atmosphere, but also serve as a reminder of the rich heritage and architectural significance of the property.

Upon entering the flat, a bright central hallway awaits, leading first into a neutral three-piece bathroom suite with a shower bath, a low-level WC, and a hand wash basin. Next door, a double bedroom benefitting from practical built-in wardrobes, and a large sash window flooding the room with natural light and providing pleasant views over the landscaped communal grounds.

Just outside the bedroom, there's a further storage cupboard offering additional space to keep your belongings tucked away.

At the end of the hallway, our favourite aspect of the flat; an impressively spacious reception room bathed with ample natural light through dual aspect sash windows. Generous proportions create an opportunity for an easy division of living and dining areas, blending into a semi-open plan kitchen with a range of fitted wall and base units offering plenty of storage space and room for essential appliances.

The property further benefits from gated and allocated off-street parking.

Occupying a fantastic position, perfectly placed to take full advantage of the wonderful selection of coffee shops, bars, and local eateries in Stroud Green & Crouch End as well as the great transport links at Crouch Hill Overground, Finsbury Park Station (Victoria & Piccadilly lines) and several bus routes. Nature lovers will appreciate the popular Parkland Walk nature reserve and the green spaces and amenities at Finsbury Park, which are only a short walk away.

Chain free sale | Larger than average one bedroom flat | 603 SQ FT/ 56 SQ M | Grade II listed | Exposed oak beams throughout | Spacious reception room | Semi-open plan kitchen | Three-piece bathroom suite | Allocated off-street parking | Convenient location





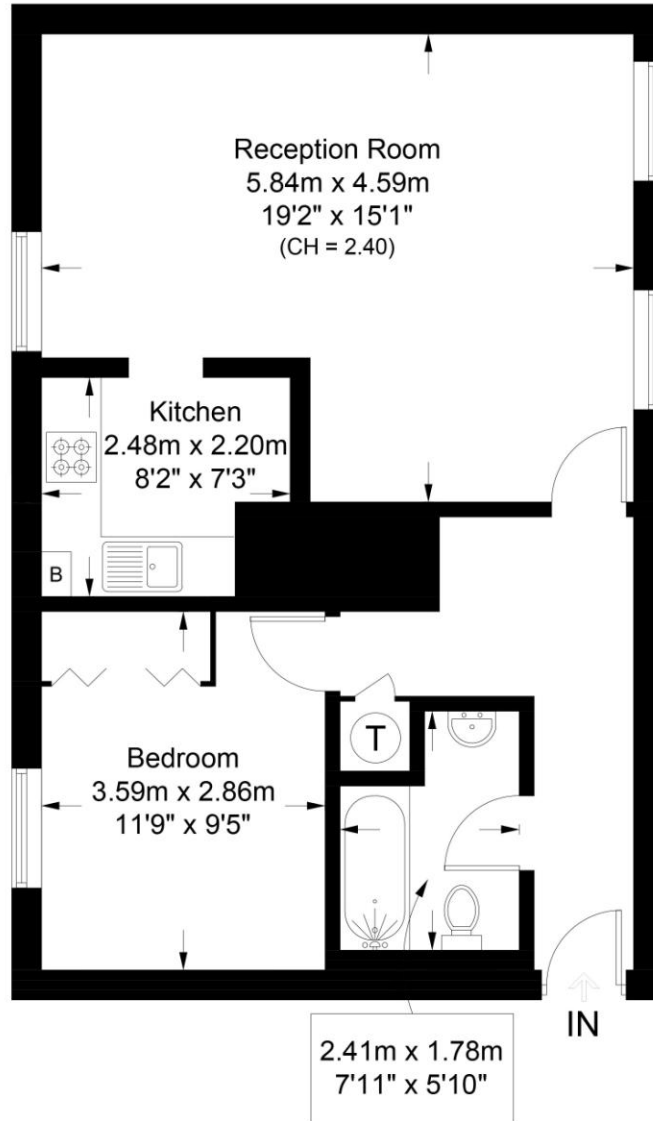


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Approximate Gross Internal Area = 603 sq ft / 56.0 sq m

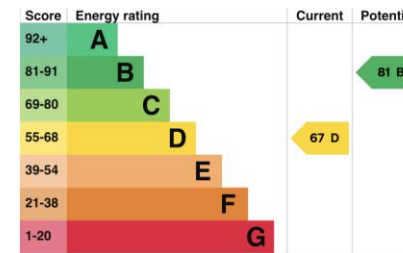
# DAVID ANDREW

your most valuable asset



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1039839)



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Certified Property Measurer



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