



Stapleton Hall Road, N4 3QQ

Guide Price £475,000
Share of Freehold



Stapleton Hall Road N4

Presented to the market chain free, a charming two-bedroom flat set within this most attractive period property in popular Stroud Green N4, benefitting from landscaped grounds and gated, off-street parking.

Arranged over 593 SQ FT/ 55.1 SQ M of internal living space, the flat opens up into a practical hallway leading into the one of the bedrooms, with characterful lattice sash window and a green and leafy outlook. Next door, a large reception room with three beautiful lattice sash windows providing an abundance of natural light and plenty of room for a lounge and dining area. Off the reception, a separate kitchen with a range of shaker-style wall and base units providing ample space for storage, food prepping and plumbing for all essential appliances. A small hallway leads into the three-piece bathroom suite with shower/bath, low level WC and hand wash basin, further benefitting from a frosted lattice window and utility cupboard for washer/dryer. Next door, the main double bedroom, again with lattice sash window and peaceful and green view.

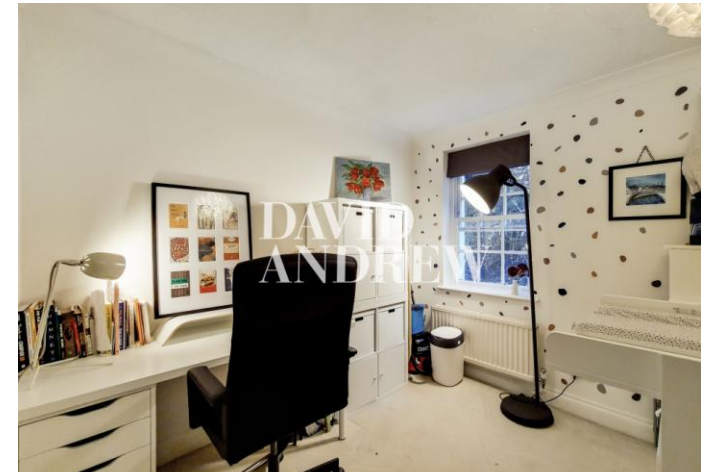
The property has access to gated, allocated parking at the rear accessed via remote control double gates and bike storage.

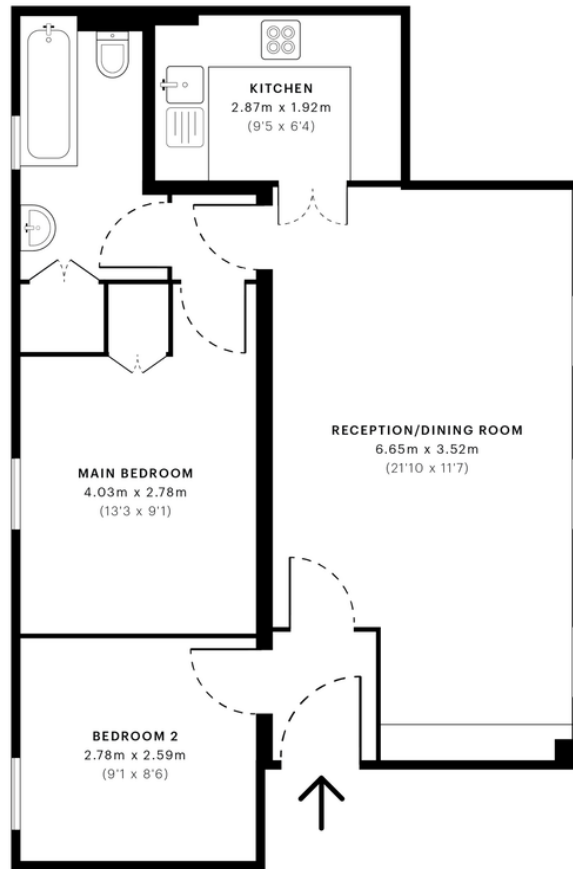
Occupying a fantastic position allowing convenient access to the transport links at Crouch Hill Overground, Finsbury Park Station (Victoria & Piccadilly lines) and several bus routes. Stroud Green and Crouch End provide a wonderful selection of coffee shops, bars, and local eateries and the popular Parkland Walk nature reserve and Finsbury Park are only a short walk away, excellent for dog walking, jogging or an enjoyable stroll.

Chain free sale | Two double bedrooms | Share of Freehold | Large reception room | Separate kitchen | Three-piece bathroom suite | Gated, allocated off-street parking | Set in an attractive period property with landscaped grounds | 593 SQ FT/ 55.1 SQ M | Convenient location for public transport and local amenities

N.B Photos have been taken prior to current tenancy, so presentation might differ







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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General Contact

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GROSS INTERNAL AREA (GIA)
The footprint of the property
55.16 sqm / 593.74 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes extensions, suspended floor heights
52.16 sqm / 561.45 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM10 RESIDENTIAL 15.01 v04 / 2017-10 v04
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SPEC ID 56373ac57d98ec30dd863c673

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

