

Beautiful, two-bedroom apartment recently refurbished to a high standard in an impressive 'Art Deco' building in the heart of Stroud Green. Property benefits from newly fully fitted kitchen and modern bathroom with shower, new carpet throughout and bright bay windows with stylish wooden blinds allowing for plenty of natural light. Property is located on Stapleton Hall Road convenient for Crouch End Broadway and Stroud Green Road which have many amenities including restaurants, cafes and transport links. Also, a short walk to Harringay mainline station with frequent trains into the centre of London (Old Street) transport links are also provided by the W5 bus route to Archway Station via Crouch End and a short walk to Green Lanes and Finsbury Park transport links and amenities. Green spaces of Finsbury Park and The Parkland Walk.

**Granville Court, Stroud Green, N4 4EP**

**£550,000 Leasehold**

HOBARTS ESTATE AGENTS

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

stroudgreen@hobarts.co.uk

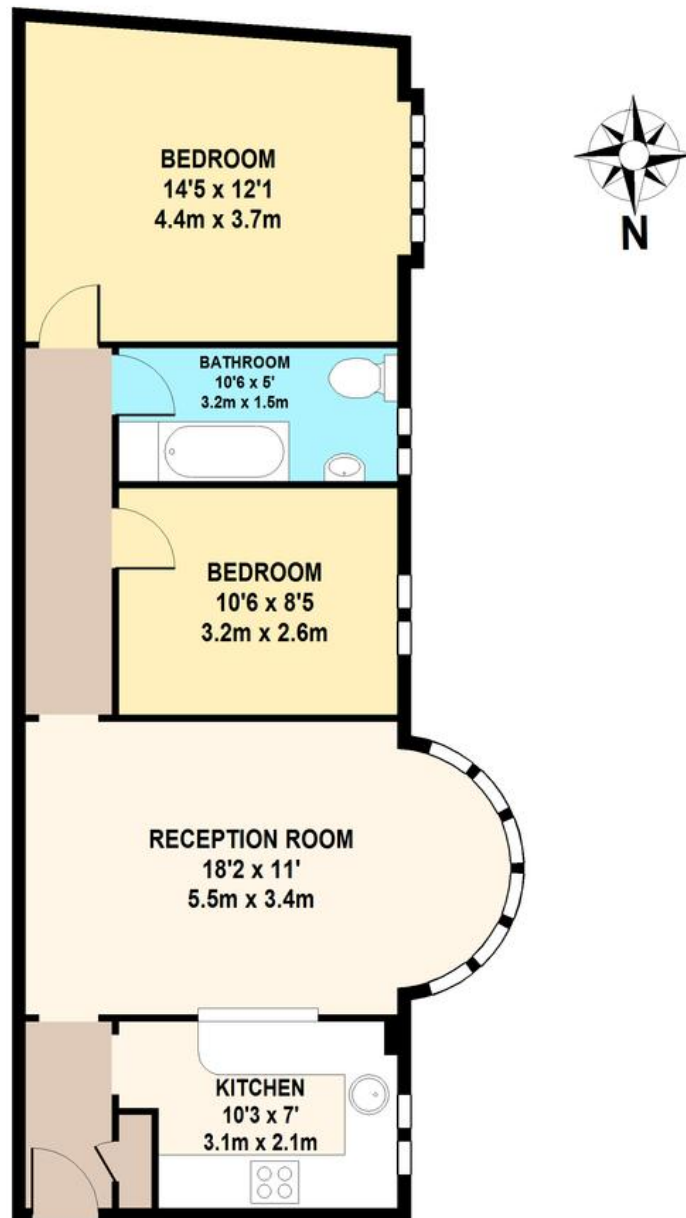
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020 8342 9000



- **Art Deco apartment**
- **Spacious reception room**
- **Bespoke shutters**
- **Harringay over ground 5 minutes away**
- **Green spaces Finsbury Park and The Parkland Walk**

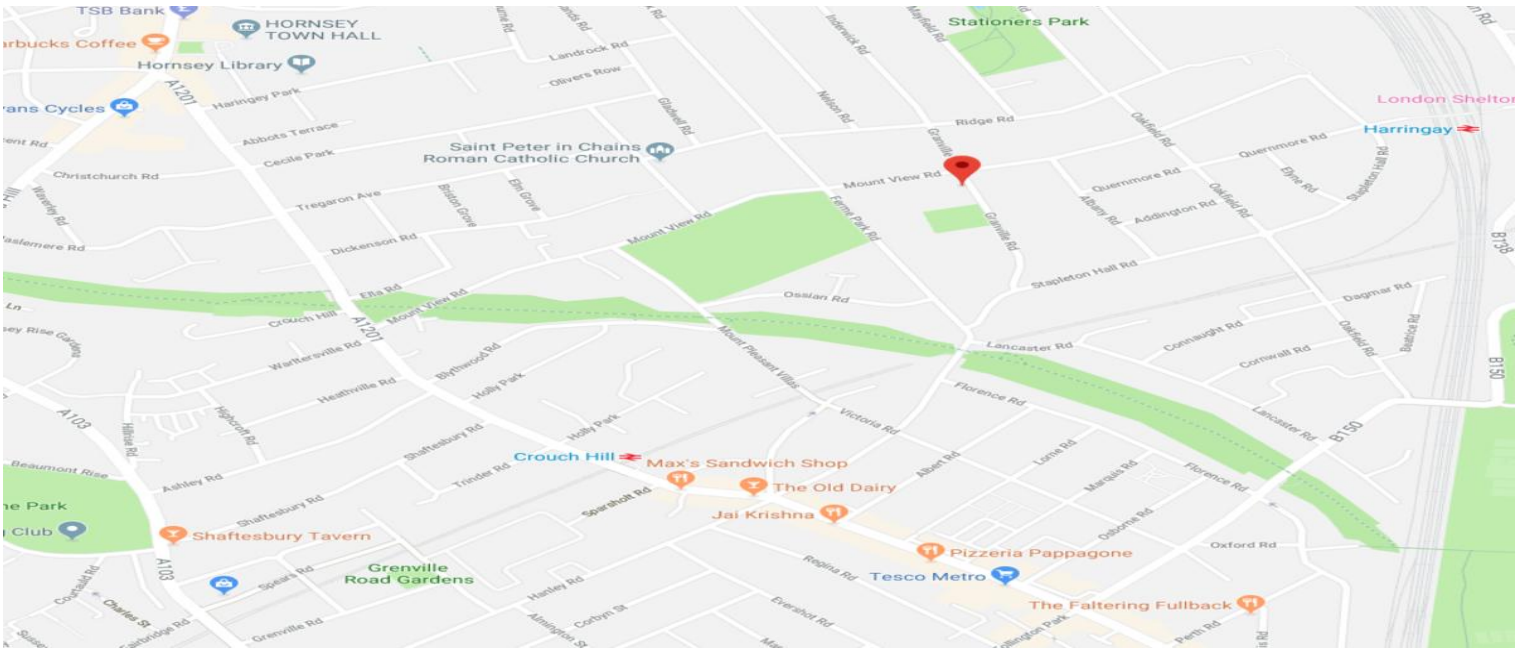
- **Two double bedrooms**
- **Newly fitted kitchen and bathroom**
- **Large windows allowing for plenty of light**
- **Shopping in Crouch End and Stroud green close by**
- **CHAIN FREE**



### RAISED GROUND FLOOR

GRANVILLE COURT  
TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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		
69-80	C	71   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Leasehold

**Ground rent:**

**Service Charges:**

**Local Authority:**  
Haringey London  
Borough Council

**Viewings:**

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8342 9000

**Contact:**

23 Ferme Park Road  
N4 4DS

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

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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.