



Beautifully presented two double bedroom second floor period flat set in this popular residential road close to transport and shopping amenities. This fabulous, spacious property is set within an attractive building and benefits from spacious reception, kitchen/diner, period fireplace, wooden flooring, and direct access to communal garden.

Great location for access to transport links with Finsbury Park tube, Crouch Hill overground and Harringay main line station being 10 minutes' walk away. Finsbury Park with its great outdoor amenities and the Parkland Walk are also on your doorstep together with an array of shops and restaurants on Stroud Green Road and Crouch End Broadway.

Early viewing highly recommended.

**Stapleton Hall Road, London, N4 3QF**

**£558,000 Leasehold**

HOBARTS ESTATE AGENTS

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

stroudgreen@hobarts.co.uk

www.hobarts.co.uk

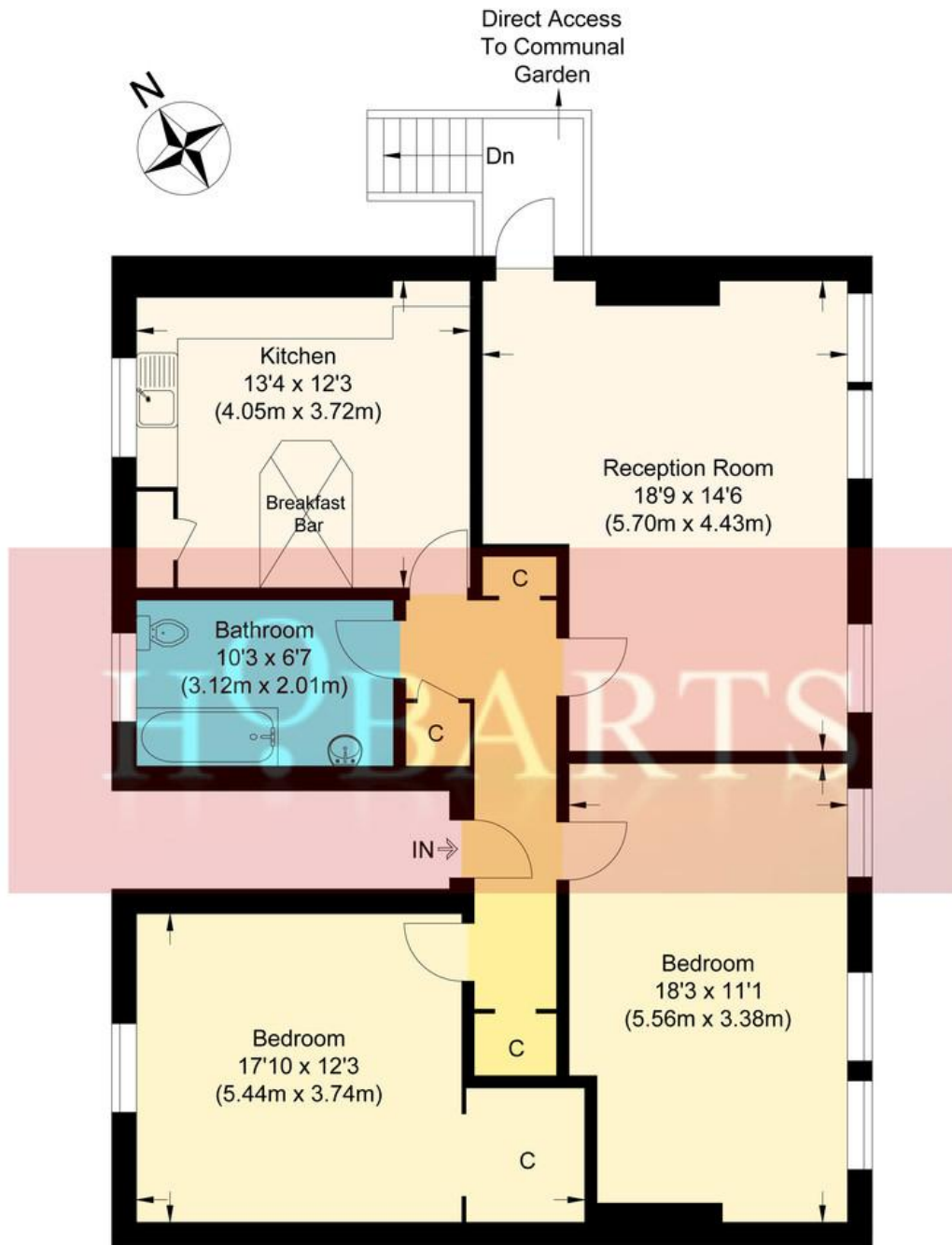
020 8342 9000





- Two well-proportioned double bedrooms
- Spacious reception room with dining space
- Bathroom with shower
- Period fireplace
- Close to green spaces and transport links

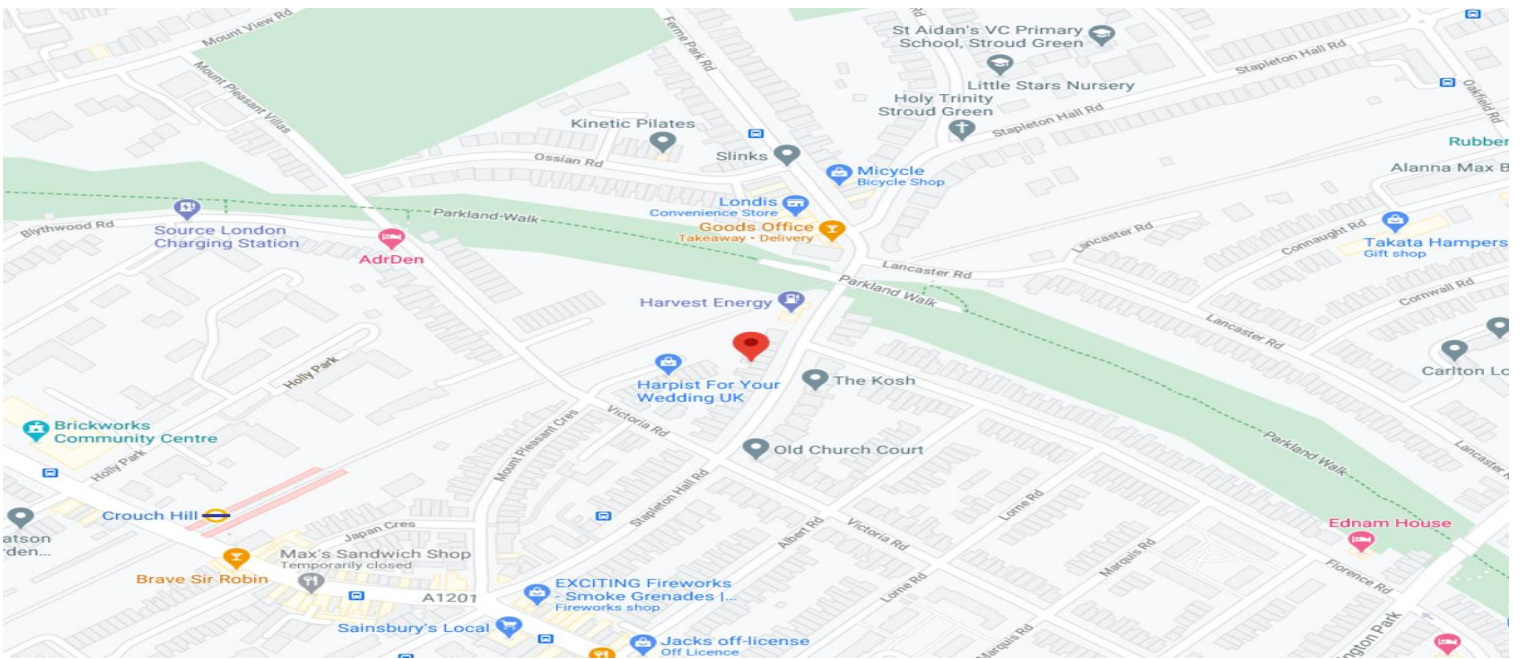
- Second floor of a Victorian period building
- Kitchen/diner
- Direct access to large communal garden
- Near excellent shops and amenities
- Chain Free



### Stapleton Hall Road

Approximate Gross Internal Floor Area : 91.10 sq m / 980.59 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
54	78

England, Scotland & Wales  
EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
53	77

England, Scotland & Wales  
EU Directive 2002/91/EC

**Tenure:**  
Leasehold

**Ground rent:**

**Service Charges:**

**Local Authority:**  
Haringey London  
Borough Council

**Viewings:**  
Strictly by appointment via  
HOBARTS ESTATE AGENTS  
020 8342 9000

**Contact:**  
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N4 4DS

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