



Beautifully presented, two-bedroom, split level, top floor flat set in end of terrace period house. Property consists of a fully fitted kitchen, bathroom with shower, and a spacious reception room. Additional features include double glazing and space for a dining area within the large kitchen. Perfect for any prospective first-time buyer. Situated on one of Stroud Green's premier roads within easy reach of vibrant Stroud Green Road and the excellent transport connections at Finsbury Park tube and only minutes from Haringay rail over ground. Also close to the open space of Finsbury Park and the leafy Parkland Walk as well as shopping at Haringay Green Lanes and good schools nearby. Offered chain free.

Stapleton Hall Road, Stroud Green, London, N4 4RB **£499,950** Share of Freehold

HOBARTS ESTATE AGENTS

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

stroudgreen@hobarts.co.uk

www.hobarts.co.uk

020 8342 9000



- **Two double bedrooms**
- **Spacious reception room**
- **Top floor, set in end of terrace period house**
- **Excellent transport connections at Harringay over ground and Finsbury Park tube station**

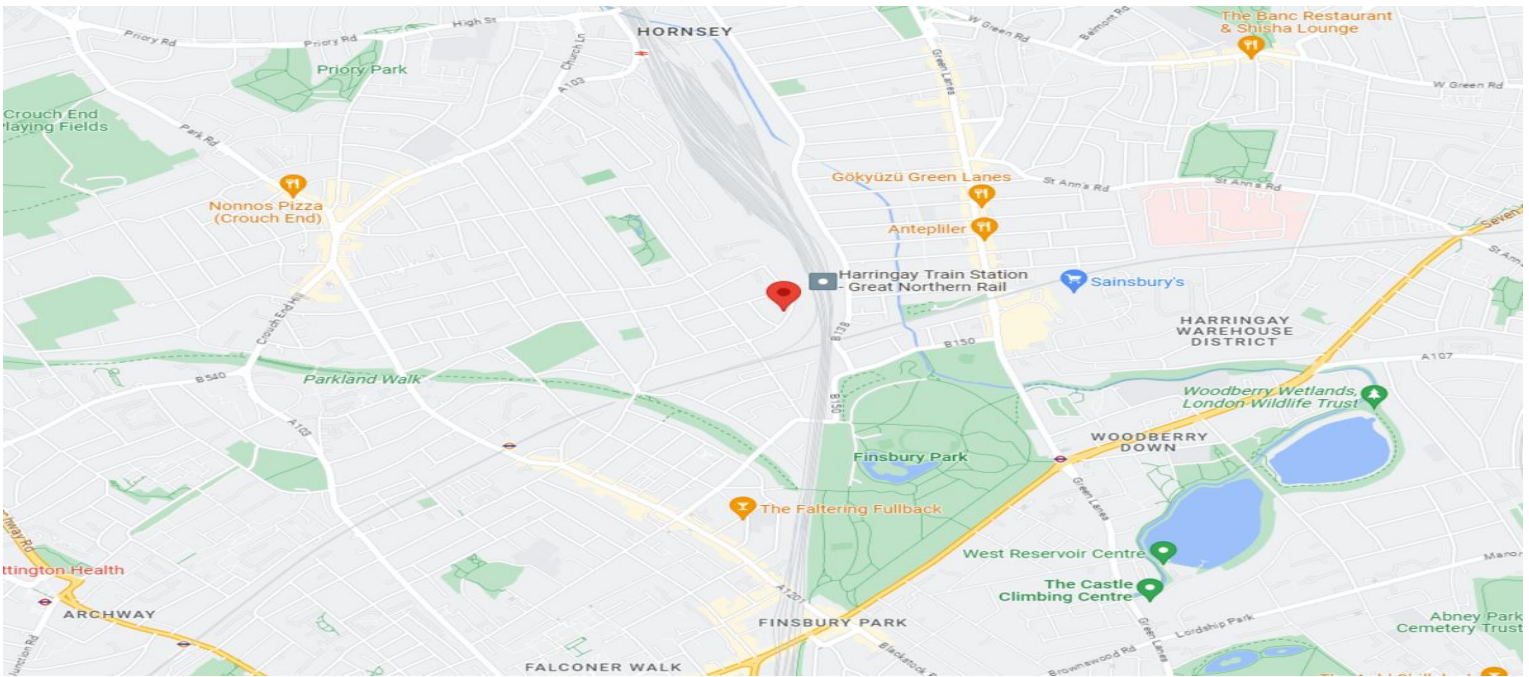
- **Split level**
- **Kitchen diner**
- **Bathroom with shower**
- **Stroud Green Road and Harringay Green Lanes nearby**



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 65 SQ M / 704 SQ FT

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure:
Leasehold

Ground rent:

Service Charges:

Local Authority:
Haringey London
Borough Council

Viewings:

Strictly by appointment via
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Contact:

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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.