



Connaught Road, Stroud Green, London, N4 4NS

£1,500,000



Hobarts are delighted to offer this beautifully appointed four bedroom period house, located on a highly sought after, quiet tree-lined residential road in the heart of Stroud Green. This exceptionally spacious property has an abundance of character features and charm such as two working fireplaces located in the grand through double reception rooms. The property also comprises two oversized family bathrooms, a spacious kitchen/diner which leads into a secluded and generously sized garden, the house also offers a large cellar for storage or development.

Connaught Road is a highly sought after road, ideally located for amenities in Stroud Green and Crouch End, such as an array of award-winning bars, restaurants, independent cafes and boutique shops.

Next to London's longest nature reserve, The Parkland Walk, connecting Alexandra Palace, Highgate, and Finsbury Park along a leafy disused train line. Transport can be found at Harringay and Crouch Hill Overground Stations and Finsbury Park Underground Station all within walking distance. Closest Primary School, St Aidan's inspected as 'outstanding'.

**HOBARTS ESTATE AGENTS**

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

[stroudgreen@hobarts.co.uk](mailto:stroudgreen@hobarts.co.uk)

[www.hobarts.co.uk](http://www.hobarts.co.uk)

020 8342 9000



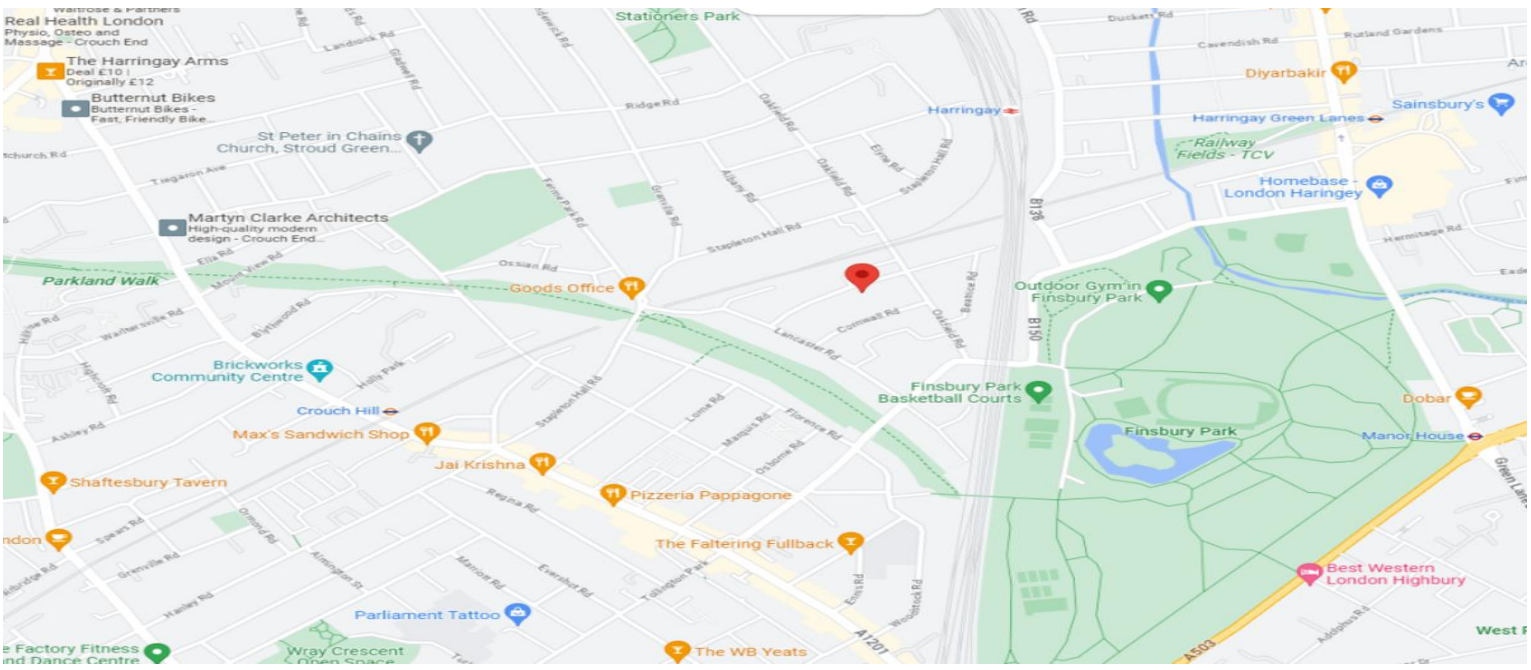
- Beautiful period family home
- Four double bedrooms
- Large kitchen diner
- Delightful secluded garden
- Transport links at Finsbury Park tube and Harringay overground station

- Bright and spacious
- Two interlinking reception rooms
- Two generously sized bathrooms
- Amenities at Stroud Green and Crouch End nearby
- Chain Free



GROSS INTERNAL  
 FLOOR AREA 187 SQ M / 2,017 SQ FT  
 EXCLUDED AREAS: GARDEN: 89 SQ M / 961 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**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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