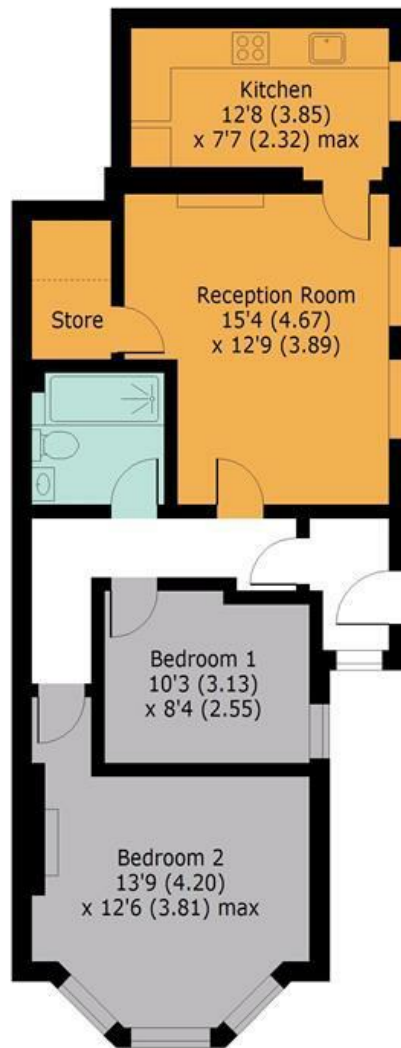




## Stapelton Hall Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT / 68.56 SQ M



### RAISED GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representative purposes only as defined by the RICS code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as basis of valuation.

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## DAVIES & DAVIES ESTATE AGENTS

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## STAPLETON HALL ROAD

2 BEDROOM | 1 BATHROOM | FLAT





## MATERIAL INFORMATION:

- > SHARE OF FREEHOLD - 100 YEARS
- > £0 SERVICE CHARGE
- > EPC B
- > COUNCIL TAX BAND D

## KEY FEATURES

- 2 BEDROOM FLAT
- PRIVATE OUTSIDE SPACE
- SHARE OF FREEHOLD
- OFFERED CHAIN FREE
- PERIOD FEATURES
- 0.7 MILES FROM FINSBURY PARK STATION

YOURS FOR  
£535,000

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PROPERTIES  
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The adjacent kitchen is finished in timeless whites and neutrals, offering ample cabinetry, a fridge/freezer, integrated oven/hob and washing machine - perfectly blending style with functionality. A particularly useful walk-in storage room sits just off the reception room, ideal for housing laundry, cleaning supplies or additional pantry essentials.

The bathroom continues the refined aesthetic, boasting a double sink vanity unit, full-sized bathtub, overhead shower and oversized subway tiling in calming grey tones. To the front of the property, both bedrooms enjoy leafy views over Stapleton Hall Road. The second bedroom comfortably accommodates a double bed and wardrobe, while the principal bedroom is a true standout - featuring bespoke wood-panelled bay windows, original fireplace surround, elegant wall lighting and a beautiful ceiling rose, creating a refined, restful retreat.

Located within 1 mile of Finsbury Park Station, the property offers superb access to the Piccadilly, Victoria, Overground and National Rail lines, alongside a range of excellent bus routes. Stapleton Hall Road is a picturesque street lined with Victorian and Edwardian architecture, leading you down to the lively heart of Stroud Green Road, known for its celebrated independent cafés, restaurants, pubs, and boutique shops.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



BEDROOMS: 2



BATHROOMS: 1



RECEPTIONS: 1

