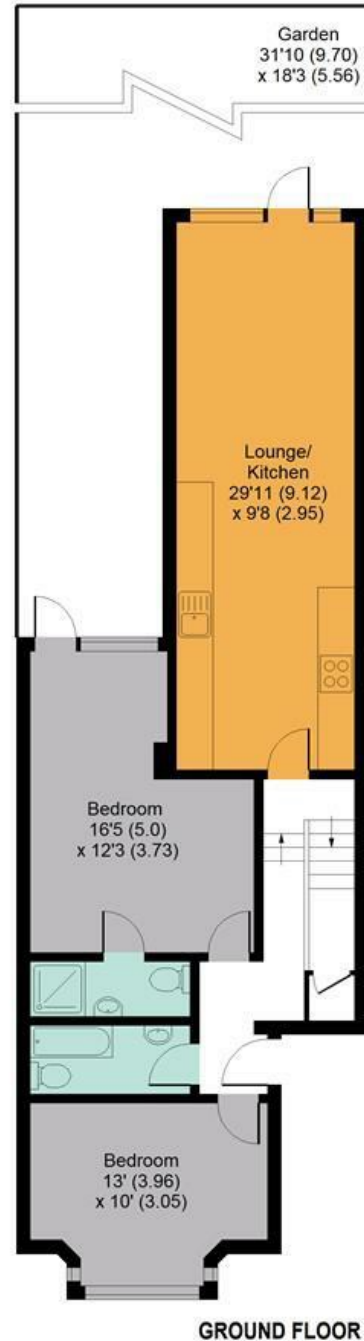




## Stapleton Hall Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 762 SQ FT / 70.79 SQ M



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, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification 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 a basis of valuation.



**DAVIES & DAVIES ESTATE AGENTS**

85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | [info@daviesdavies.co.uk](mailto:info@daviesdavies.co.uk)

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

**STAPLETON HALL ROAD**

2 BEDROOM | 2 BATHROOM | FLAT





MATERIAL  
INFORMATION:

> COUNCIL TAX C

> EPC C

> SHARE OF FREEHOLD

> 125 YEAR LEASE FROM  
2001

> £300.00 PA SERVICE  
CHARGE

KEY FEATURES

- 2 DOUBLE BEDROOMS
- 2 BATHROOMS INC. ENSUITE
- PRIVATE REAR GARDEN
- OFFERED CHAIN FREE
- POTENTIAL TO EXTEND (STPP)
- 0.7 MILES TO FINSBURY PARK STATION

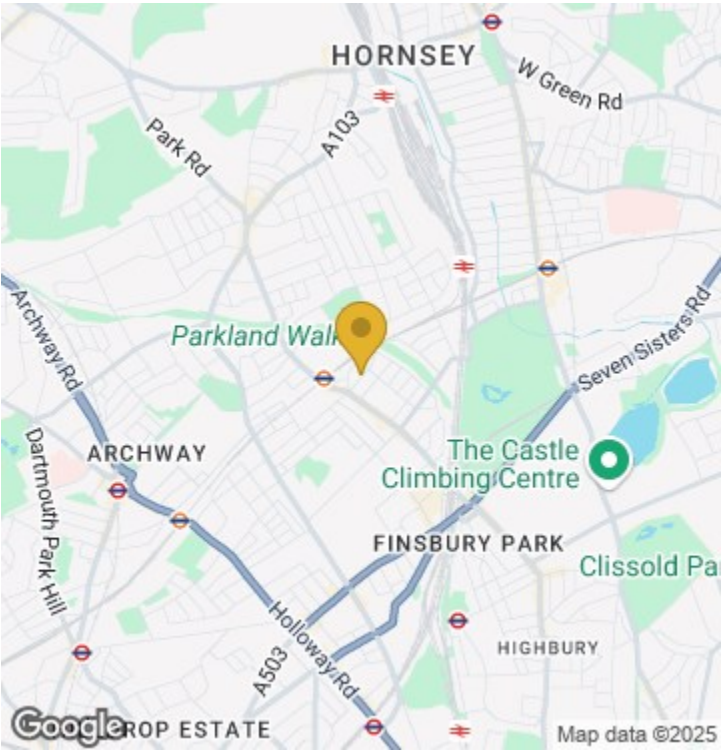
YOURS FOR  
£760,000

Offered chain-free and with a share of freehold, this stylish two double bedroom, two bathroom garden flat presents an exceptional opportunity to own a thoughtfully designed home in a prime North London location. With scope to extend (subject to planning permission), this property also offers exciting potential for future development.

This property also holds planning potential: the kitchen may be extended to the side (STPP), further enhancing the living space and adding long-term value.

Situated on leafy Stapleton Hall Road, this property enjoys easy access to the lively amenities of nearby Stroud Green Road - known for its independent cafés, global eateries, and welcoming local atmosphere. Excellent transport links are within close reach at Finsbury Park Station (National Rail, Victoria & Piccadilly lines).

SEE MORE  
PROPERTIES  
ONLINE



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	74	77
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	74	79
EU Directive 2002/91/EC		



BEDROOMS: 2



BATHROOMS: 2



RECEPTIONS: 1

