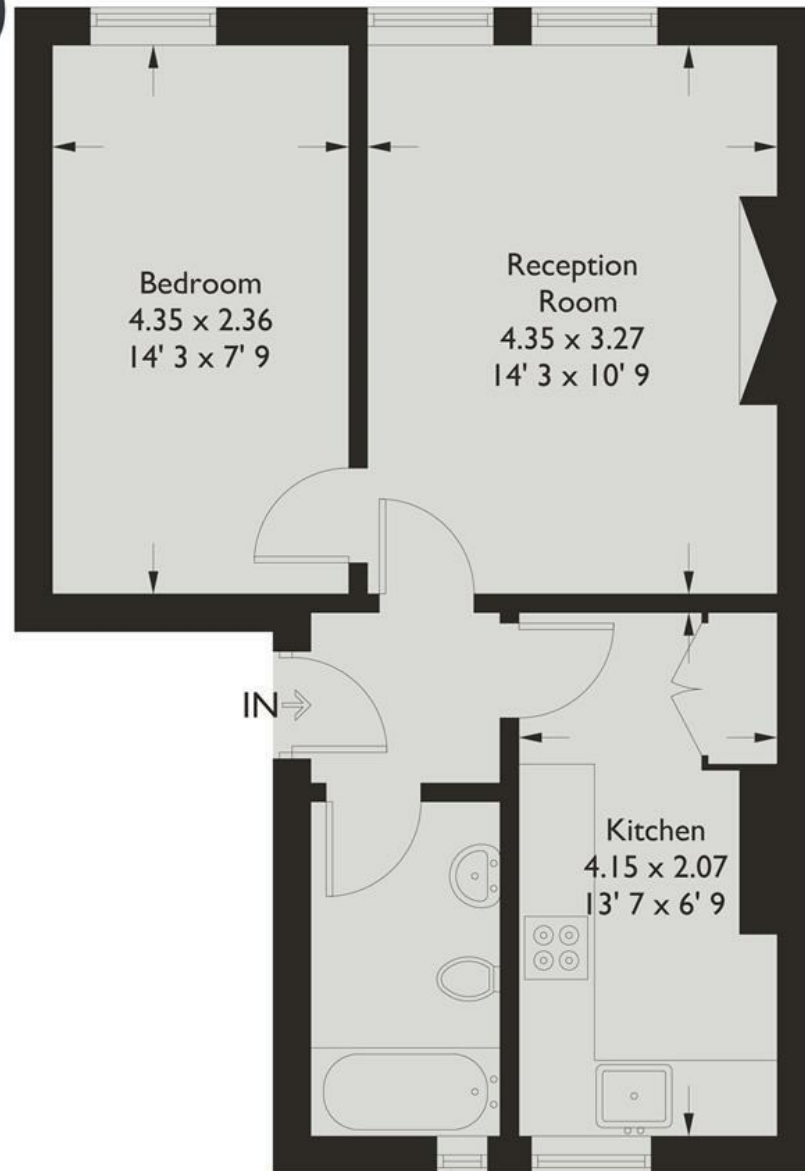




441 SqFt Interior



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



DAVIES & DAVIES ESTATE AGENTS

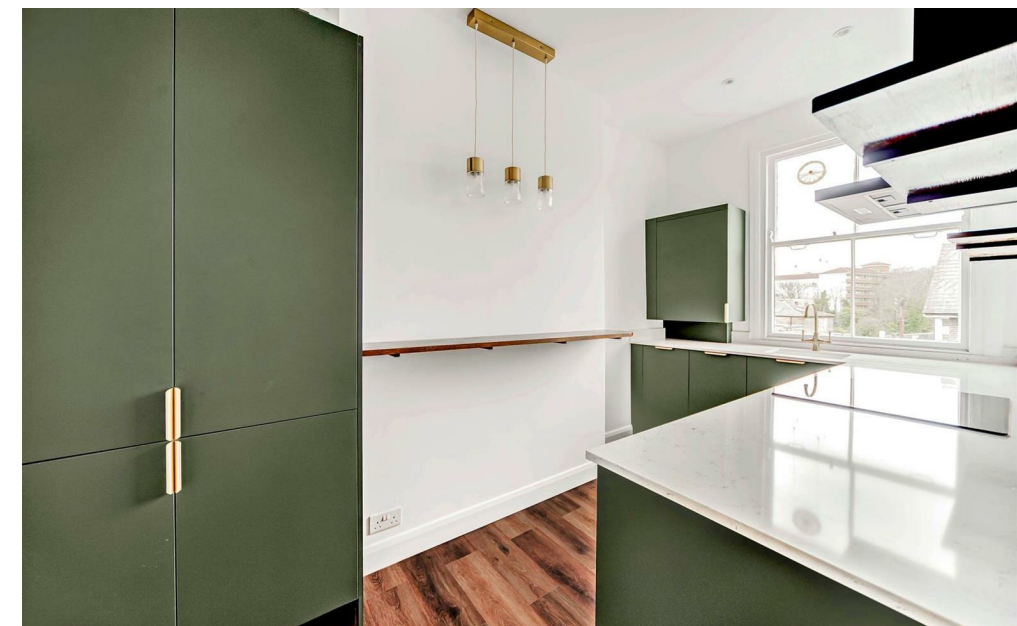
85 Stroud Green Road, Finsbury Park, London, N4 3EG

0207 272 0986 | info@daviesdavies.co.uk

www.daviesdavies.co.uk

STAPLETON HALL ROAD

1 BEDROOM | 1 BATHROOM | FLAT



OUR FAVOURITE FEATURES:

- > SHARE OF FREEHOLD
- > 999 YEARS FROM 2015
- > COUNCIL TAX BAND C
- > EPC RATING C

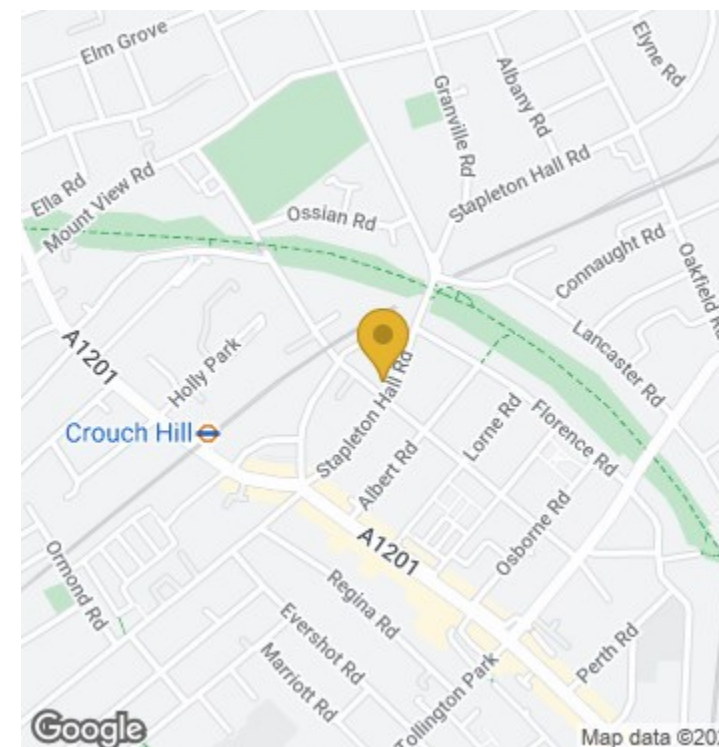
KEY FEATURES

- 1 DOUBLE BEDROOM
- OFFERED CHAIN FREE
- SHARE OF FREEHOLD
- SEPARATE KITCHEN
- NEWLY REFURBISHED
- 0.6 MILES FROM FINSBURY PARK STATION

**YOURS FOR
£425,000**

A quintessential London brick facade welcomes you inside this one bedroom Victorian conversion. Residing along one of Finsbury Park's most desirable tree lined streets, you are surrounded by plentiful green space and locally loved amenities.

Stapleton Hall Road is a covetable, long and winding street full of Victorian and Edwardian buildings. Stroud Green Road awaits at one end, hosting a myriad of cuisines from around the world and a wonderful collection of boutique retail stores and well loved watering holes. You are also in close proximity to Finsbury Park tube station, serving the Victoria, Piccadilly and National Rail.



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		71	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

-  BEDROOMS: 1
-  BATHROOMS: 1
-  RECEPTIONS: 1

