



## Stapleton Hall Road N4

APPROX. GROSS INTERNAL FLOOR AREA 855 SQ FT / 79.4 SQ M



LOWER GROUND FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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## DAVIES & DAVIES ESTATE AGENTS

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## STAPLETON HALL ROAD

2 BEDROOM | 1 BATHROOM | FLAT



### MATERIAL INFORMATION:

> LEASE: 100 YEARS

> NO GROUND RENT OR SERVICE CHARGE

> TWO WELL-PROPORTIONED BEDROOMS

> 0.5 MILES FROM FINSBURY PARK STATION

### KEY FEATURES

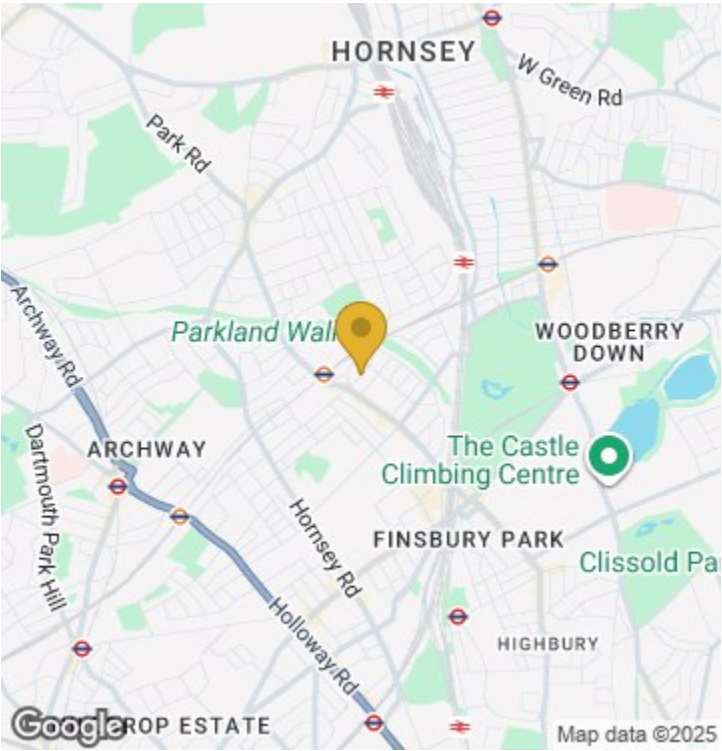
- SPACIOUS LOWER GROUND FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- GENEROUS RECEPTION ROOM
- PRIVATE OUTDOOR SPACE
- CONTEMPORARY BATHROOM + SEPARATE WC
- CLOSE TO FINSBURY PARK STATION

YOURS FOR  
£525,000

Set within an impressive period building on Stapleton Hall Road, this spacious lower ground floor apartment offers well-balanced accommodation, contemporary finishes, outdoor space and a practical layout ideally suited to modern living.

The bathroom has been smartly updated and includes a walk-in shower with contemporary tiling, modern fittings and recessed lighting. A separate WC adds further practicality. This is a well presented and versatile apartment offering space, light and excellent connectivity in a sought after North London setting.

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

- BEDROOMS: 2
- BATHROOMS: 1
- RECEPTIONS: 1

