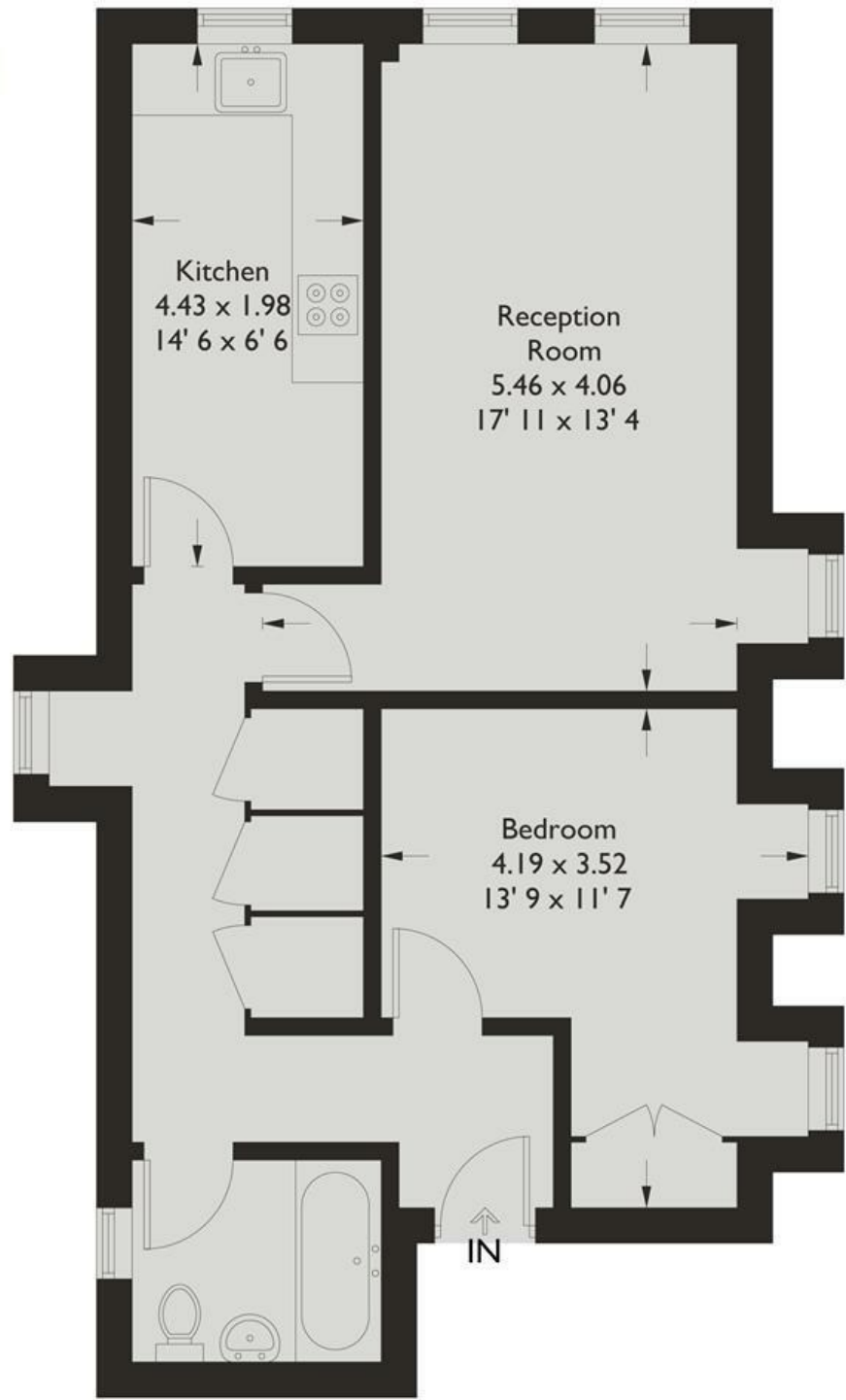




590 SqFt Interior



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

STAPLETON HALL ROAD

1 BEDROOM | 1 BATHROOM | FLAT



**MATERIAL INFORMATION:**

- > SHARE OF FREEHOLD
- > CHAIN FREE
- > EPC D
- > COUNCIL TAX BAND C

**KEY FEATURES**

- 1 DOUBLE BEDROOM
- SHARE OF FREEHOLD
- CHAIN FREE
- PRIME LOCATION
- EPC D
- 0.6 MILES TO FINSBURY PARK STATION

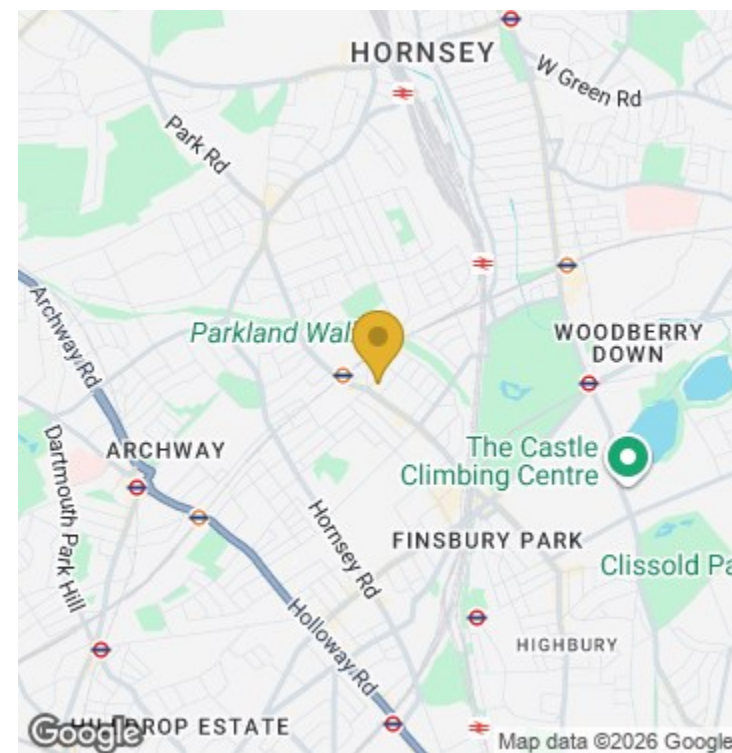
**YOURS FOR £450,000**

Situated on the highly sought-after Stapleton Hall Road, this well-presented one-bedroom flat offers an excellent opportunity to acquire a home in the heart of Finsbury Park.

The property comprises a bright and spacious reception room, ideal for both relaxing and entertaining, alongside a separate kitchen offering practical layout and functionality. The generous double bedroom benefits from two large windows, allowing for plenty of natural light and enhancing the sense of space throughout.

This property would make an ideal first-time purchase or a strong investment in a consistently popular North London location.

**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		67	75
(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		66	74
(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: 1
- BATHROOMS: 1
- RECEPTIONS: 1

