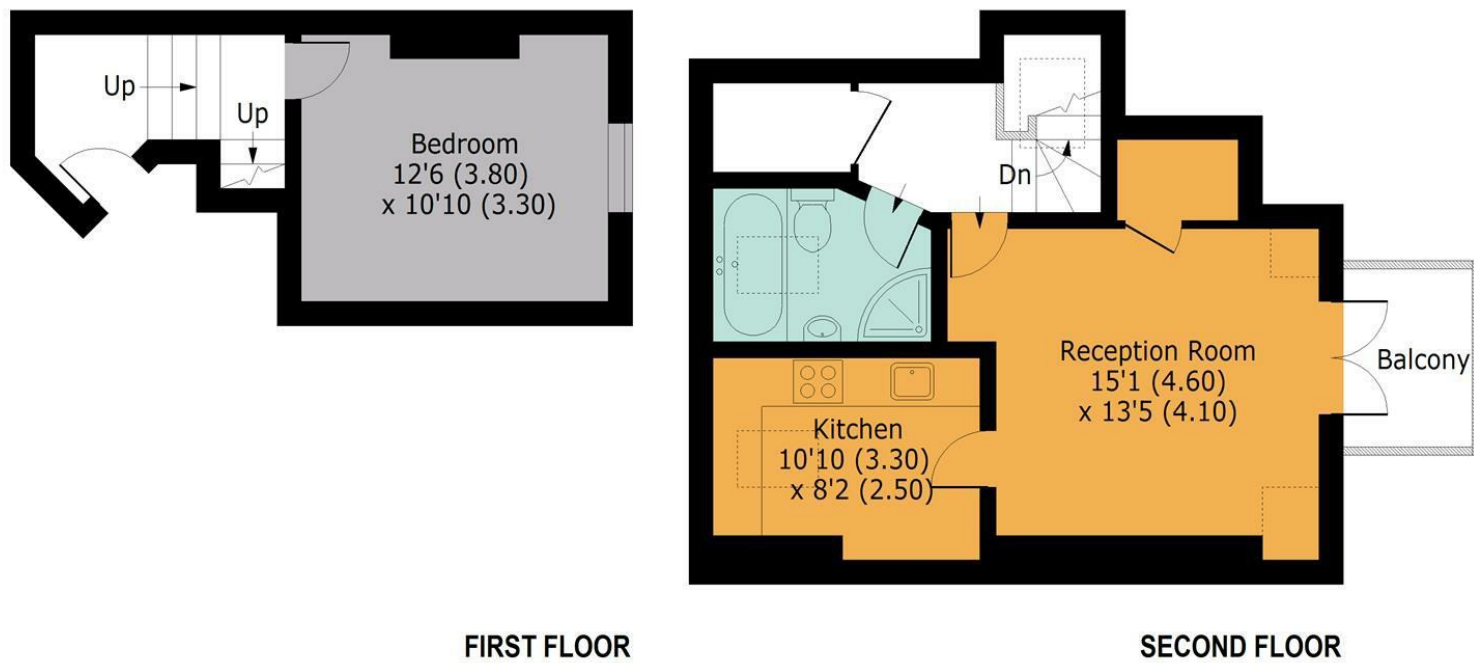




## Stapleton Hall Road, N4

APPROX. GROSS INTERNAL FLOOR AREA 601 SQ FT / 55.8 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, 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.

[www.lpaplus.com](http://www.lpaplus.com)



**DAVIES & DAVIES ESTATE AGENTS**

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**STAPLETON HALL ROAD**

1 BEDROOM | 1 BATHROOM | FLAT





MATERIAL  
INFORMATION:

COUNCIL TAX BAND:

C  
HARINGEY

DEPOSIT AMOUNT:

£2,076\*

CONTRACT TERM

12 MONTHS

\*DEPOSIT AMOUNT WILL BE THE  
EQUIVALENT TO 5 WEEKS RENT, IF THE RENT  
AMOUNT IS RENEGOTIATED THEN THE  
DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

- I DOUBLE BEDROOM
- PRIVATE ROOF TERRACE
- UNFURNISHED
- AVAILABLE FROM 26TH APRIL
- EPC RATING D
- 0.9 MILES FROM FINSBURY  
PARK STATION

YOURS FOR  
£1,800 PCM

Through the elegant facade and porch of this quintessential period London property you ascend the communal stairs towards this top level flat with your private front door and hallway with space for shoe and coat storage. After a few more stairs, on the first floor is a spacious double bedroom with room for two double wardrobes and alcoves perfect for more storage options. Further up the stairs you'll discover the light and airy reception room which leads on to the private south facing roof terrace with stunning views over luscious London treetops and beyond, over the city. Behind the living area lies the good sized kitchen with skylight, casting natural light across the stylish granite effect worktops and sleek chrome appliances. Next door you'll find the crisp, tiled bathroom with both bath tub and separate shower enclosure, rare for a one bedroom apartment. There are plenty of in-built storage areas and this bright and spacious flat is being let unfurnished. Once more you'll delight at your treetop views from this rather stunning split level one bed abode in the charming surrounds of Stapleton Hall Road.



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	55	64
(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	48	60
(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

