



Stapleton Hall Road, N4 3QF

Guide Price £400,000  
Share of Freehold





# Stapleton Hall Road N4

Located in the bustling heart of Stroud Green, we're delighted to present this charming one-bedroom flat, set across the top two floors of an attractive period conversion.

Spanning an impressive 510 SQ FT (47.4 SQ M) of well-designed living space, the flat welcomes you with a split-level hallway, immediately setting a warm and inviting tone. At the front, the open-plan kitchen and reception room is bathed in natural light from three elegant sash windows, offering elevated views over the neighbourhood. Wooden floors and bespoke alcove shelving add character and charm, while the well-equipped kitchen features neutral wall and base units, wooden work surfaces, and ample storage and preparation space. Towards the rear, the well-proportioned double bedroom provides a peaceful retreat, complete with bespoke built-in wardrobes and additional shelving. Two sash windows frame leafy views towards Alexandra Palace, ensuring plenty of natural light. A stylish three-piece bathroom suite completes the home, neutrally tiled throughout and featuring a bath/shower combination, low-level WC, and sink. A stained-glass insert adds a touch of vintage charm.

Occupying a fantastic position allowing convenient access to the transport links at Crouch Hill Overground, Finsbury Park Station (Victoria & Piccadilly lines) and several bus routes. Stroud Green and Crouch End provide a wonderful selection of coffee shops, bars, and local eateries and the popular Parkland Walk nature reserve and Finsbury Park are only a stone's throw away, providing an abundance of green spaces excellent for dog walking, jogging or an enjoyable stroll.

Chain free sale | Share of Freehold | Top floor | One double bedroom | Open-plan kitchen reception | Perfect first home or rental investment | Generous 510 SQ FT - 47.4 SQ M | Double glazing throughout | Elevated views of Stroud Green | Convenient access to local amenities and transport links






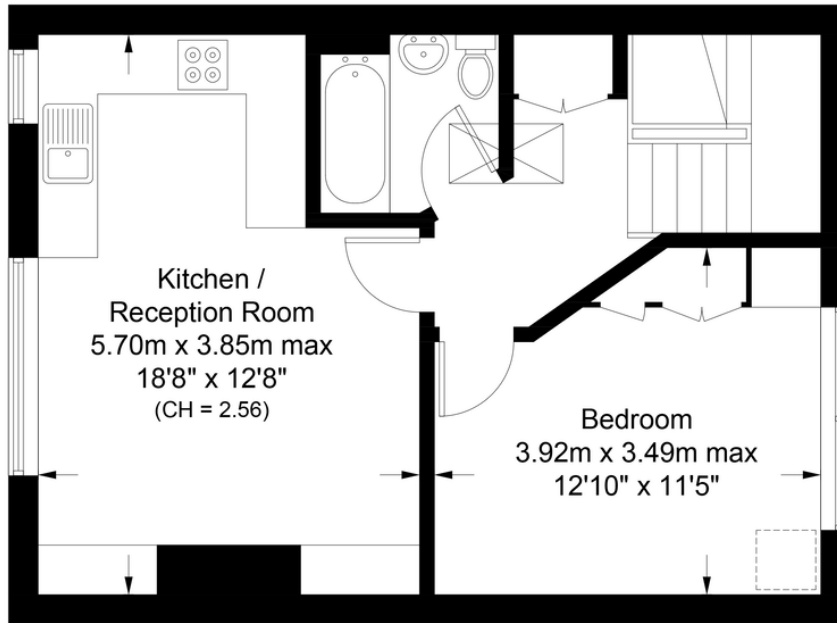




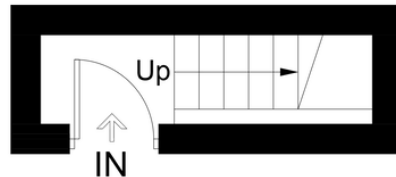
## Stapleton Hall Road, N4

Approximate Gross Internal Area = 510 sq ft / 47.4 sq m  
 Reduced Headroom = 4 sq ft / 0.4 sq m  
 Total = 514 sq ft / 47.8 sq m

 = Reduced headroom below 1.5m / 5'0



### Third Floor



### Second Floor



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1174388)



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	64	67
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

#### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

