



Stapleton Hall Road, N4 3QD

Guide Price £725,000  
Share of Freehold



# Stapleton Hall Road N4

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We are delighted to present to the market this attractive ground floor two-bedroom garden apartment with a fabulous full-width rear extension, creating a gloriously light and airy living space.

Presented in excellent decorative order and much loved by the present owner, the property has undergone an extension and renovation to reflect modern living whilst retaining many period details. Features include a spacious main bedroom with large bay, including restored sash window, and original wooden floorboards. The second bedroom offers ample space for a double bed, a Victorian fireplace and ornate coving to ceiling. The central hallway provides access to a cellar, allowing additional storage. There is a stylish bathroom suite with metro brick tiled splash back and large skylight. At the rear is a beautiful open plan living space, thoughtfully designed to create defined kitchen, eating and seating arrangements. The kitchen has been recently equipped with integrated appliances and a quartz worktop. 3-pane sliding patio doors lead to a pretty, well-manicured rear garden.

Stapleton Hall Road is a popular location, well located for ease of access to all of Stroud Green and Crouch End's amazing selection of bars, restaurants and shopping amenities. Finsbury Park provides convenient access to the Victoria and Piccadilly lines, as well as direct train links into the city.

- Full width rear extension
- Two double bedrooms
- Attractive period property
- Versatile living space
- Stylish bathroom
- SOFH (999 year lease)
- Chain free sale
- 1063 SQ FT / 98.7 SQ M

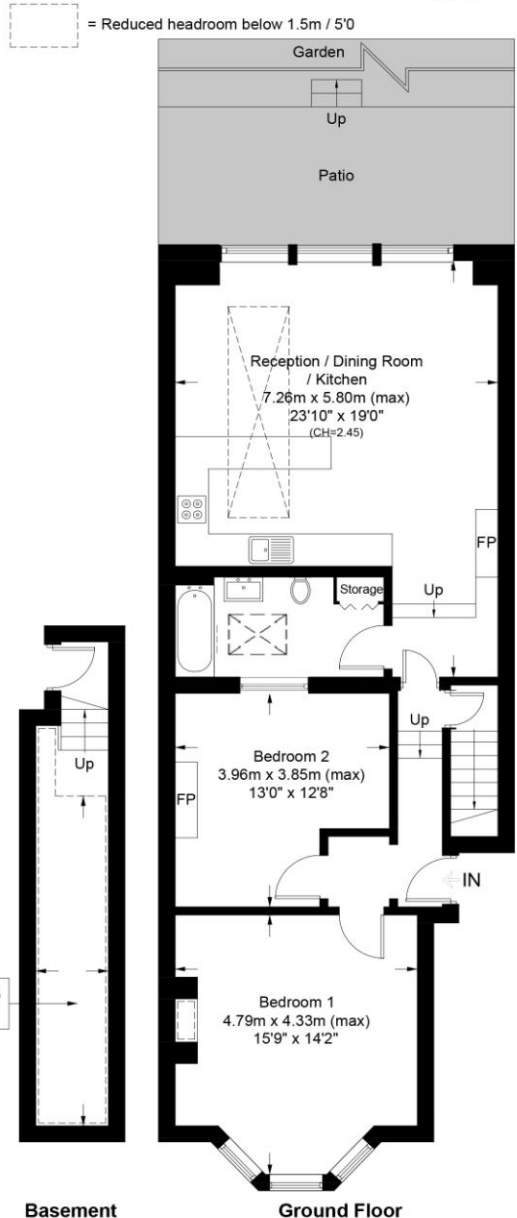






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Approximate Gross Internal Area = 968 sq ft / 89.9 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 95 sq ft / 8.8 sq m  
Total = 1063 sq ft / 98.7 sq m



# DAVID ANDREW

your most valuable asset

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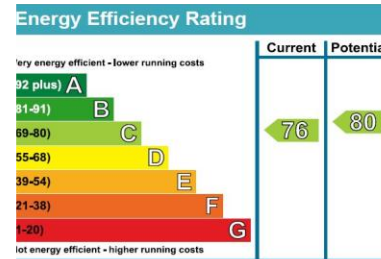
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agent's Note:  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID684748)

