



Stapleton Hall Road, N4

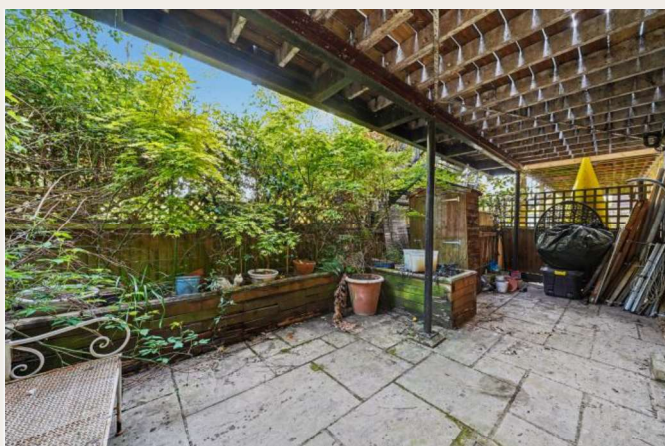
£630,000 *Leasehold*

Set on a quiet, tree-lined road, this immaculately presented two double bedroom garden flat (765sq ft) benefits from its own private entrance and rear patio garden. Ideally positioned close to excellent transport links, a range of shops and amenities, as well as green open spaces. This flat is offered chain free.

KEY FEATURES

2  1  1 

- Two Double Bedrooms
- Rear Patio Garden
- Own Private Entrance
- Luxury Fully-Fitted Kitchen
- Large Reception Room
- Contemporary Bathroom & Guest WC
- Excellent Decorative Condition
- Wooden Floors
- Close to Transport, local shops and green space



Crouch End

020 8342 9999 | crouchend@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The property offers generous (765 sq ft) and well-proportioned accommodation throughout. It comprises a spacious and light-filled reception room, ideal for both relaxing and entertaining, two well-sized double bedrooms, and a luxury fully fitted kitchen complete with modern appliances. There is a stylish contemporary bathroom, a separate W.C for added convenience, and the added benefit of a rear patio garden, perfect for outdoor dining or quiet enjoyment. The property also boasts its own private entrance.

The property is ideally situated within approximately 400 metres of Harringay BR Station, providing direct and convenient access into the City. Crouch Hill Overground Station is just 0.6 miles away, while Finsbury Park Station (offering Underground, National Rail, and bus connections) is approximately 1 mile from the property.

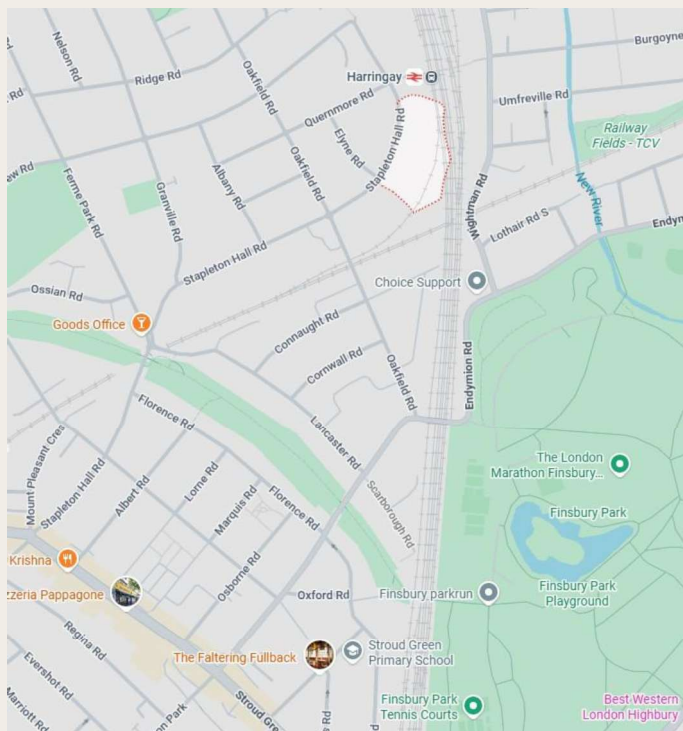
The surrounding area is well-served by numerous bus routes, offering easy access to Central London and key transport hubs including Archway and Finsbury Park.

For those who enjoy green spaces, the property is within easy walking distance of Finsbury Park (approximately 0.4 miles), as well as the popular Parkland Walk (around 0.6 miles), offering scenic routes for walking, running, and cycling.





LOCATION



MATERIAL INFO

Tenure: Leasehold

Term: 150 years from September 2004 (128 years remaining)

Service Charge: TBC

Ground Rent: TBC

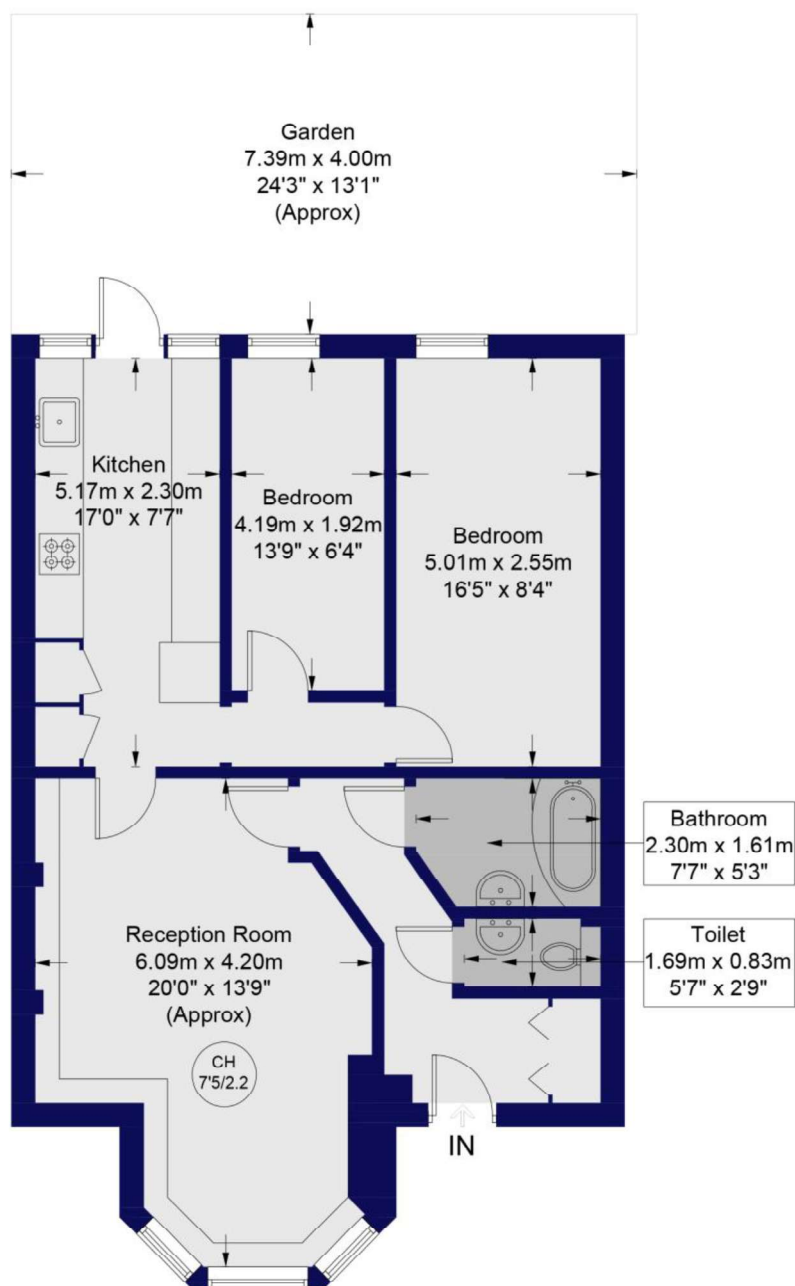
Council Tax Band: Band D (Haringey) 2026/7 is £2,313.78

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		

LGFF, 180 Stapleton Hall Road, N4 4AL

Approximate Gross Internal Area = 765 sq ft / 71.1 sq m



Lower Ground Floor
Gross Internal
Floor Area 765 sq ft / 71.1 sq m

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.
This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

Crouch End

020 8342 9999 | crouchend@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.