



Stapleton Hall Road, London, N4

£425,000 *Share of Freehold*

Occupying the first floor of an attractive end-of-terrace period house, this very well-maintained one bedroom apartment offers approximately 525 sq. ft. / 48.78 sq. m. The property comprises a well-proportioned 16'5 x 13'10 reception room, a high-specification fitted kitchen, a bright 13'8 x 10'7 principal bedroom, and a modern three-piece bathroom.



KEY FEATURES

- Share of Freehold
- First Floor
- One Double Bedroom
- 16'5 x 13'10 Reception Room
- Modern High Specification Fitted Kitchen
- Period Features
- 525 sq. ft. / 48.78 sq. m. Internal Area
- Close to Amenities & Transport
- Basement storage



Crouch End

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DESCRIPTION

Occupying the first floor of an attractive end-of-terrace period house, this very well-maintained one-bedroom apartment offers approximately 525 sq. ft. / 48.78 sq. m. The property comprises a well-proportioned 16'5 x 13'10 reception room, a high-specification fitted kitchen, a bright 13'8 x 10'7 principal bedroom, and a modern three-piece bathroom.

The property retains period charm and features throughout including a beautiful fireplace in the reception room and cornice ceilings.

Situated on Stapleton Hall Road the property is ideally located for access to local amenities and transport links.

Nearest Stations:

Harringay BR Station 0.3 Miles
 Crouch Hill Overground Station 0.4 Miles
 Finsbury Park Underground Station 0.9 Miles

Material Information :

Tenure: The property has a Share of Freehold with a lease of 999 years from 1st June 2015.

Service Charges - Self-Managed on an Ad-Hoc, as and when basis. This property is responsible for 1/4 of any outgoings.

Council Tax: Haringey BAND : C - £1,962.61 - 2025/2026

Parking: On-Street by Permit. Permits can be bought from Haringey Council.

Utilities: The building is serviced by mains supplied water, electricity, gas and sewerage.

Broadband and Data Coverage: TBC

Construction Type: Brick & Tiles.





ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

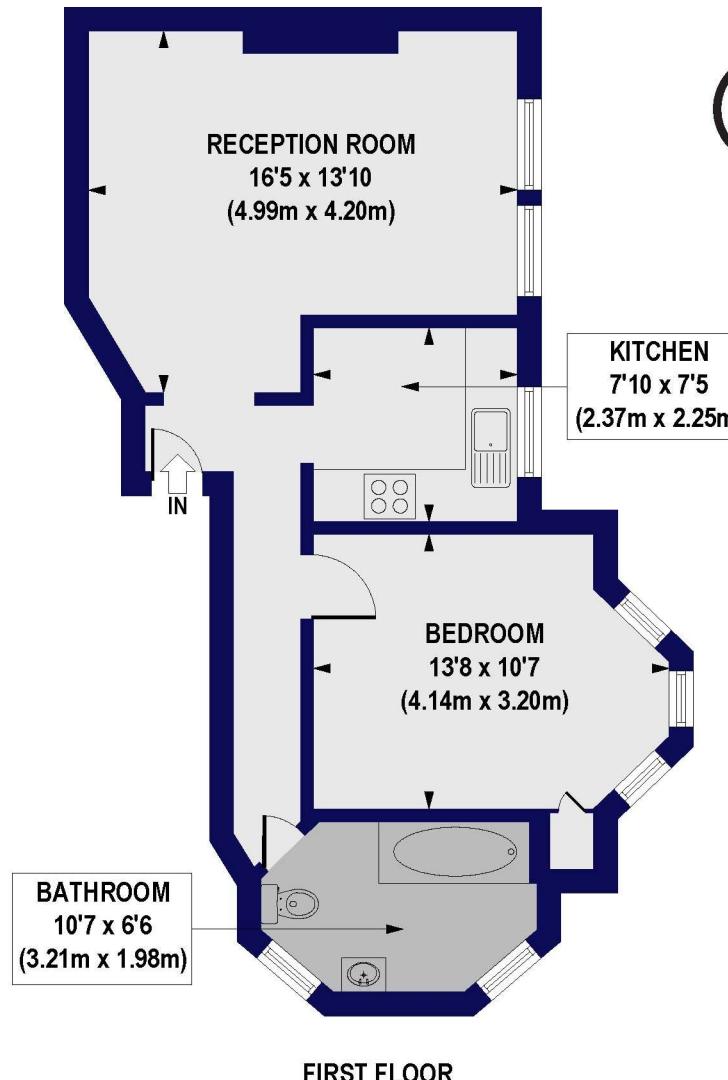
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EPC rating: D

Stapleton Hall Road, N4
Approx. Gross Internal Floor Area 525 sq. ft / 48.78 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.

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