

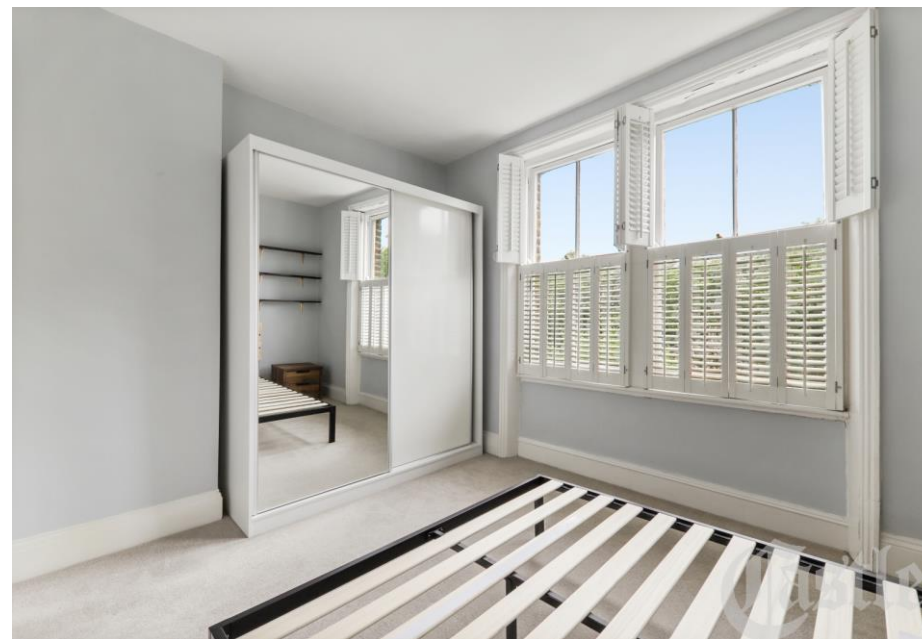


Stapleton Hall Road, N4

£550,000

Share of Freehold

Castles



Stapleton Hall Road, N4

Set on a quiet residential street is this bright and spacious, two double-bedroom conversion offering an abundance of light. Situated on the first-floor of this period residence and within a moment's walk of Haringey National Rail Station providing an effective commute to the City.

Further comprising separate kitchen, bathroom and generous reception whilst being in the catchment for the highly Ofsted rated St. Aidan's Primary School.

Stapleton Hall Road will be sold on a chain free basis.

*Local Authority: Haringey
Council Tax Band: D*

*EPC Rating: C
Current: 69/C Potential: 80/C*

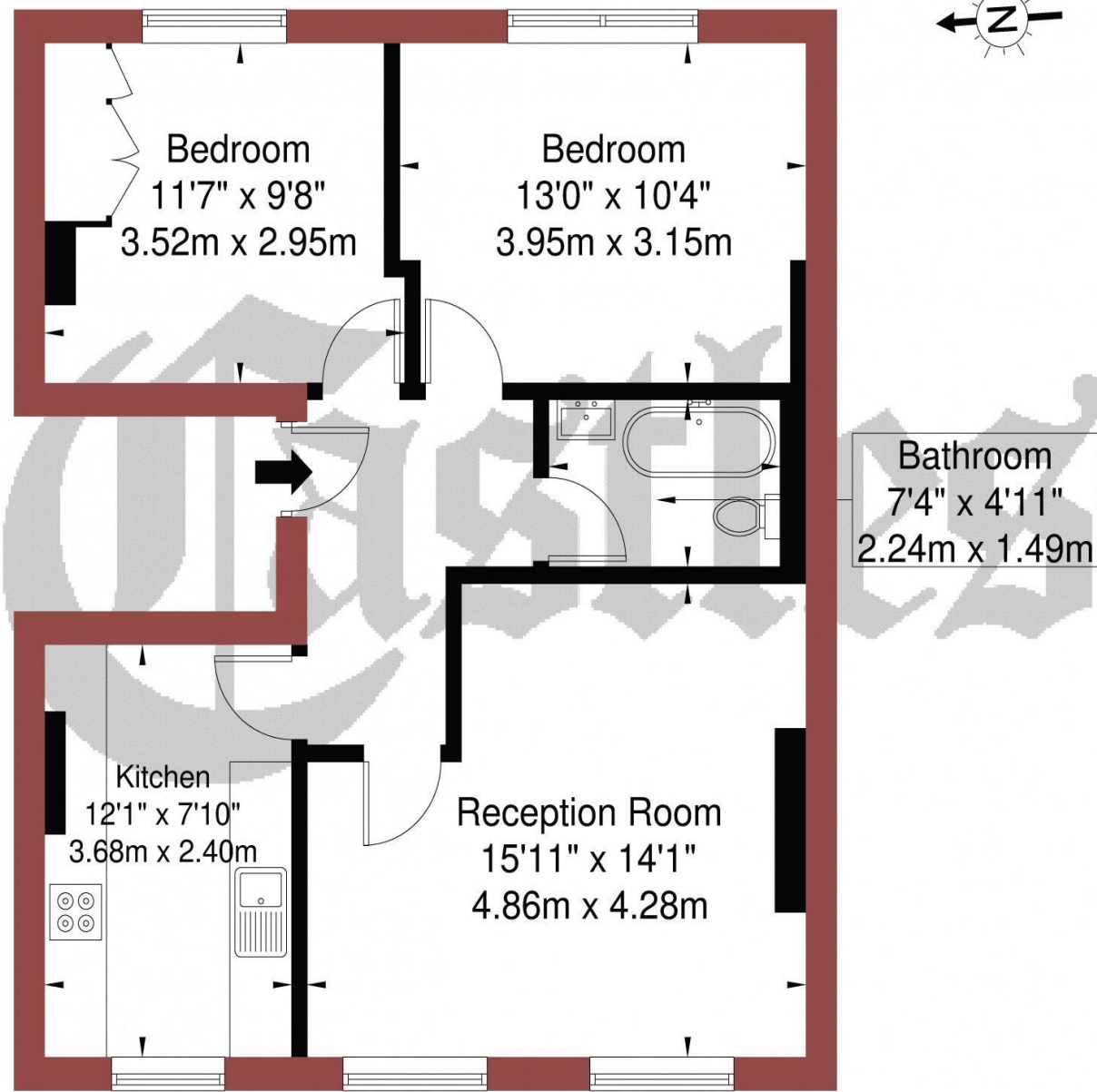
£550,000 **Share of Freehold**

Castles

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Approx. Gross Internal Area = 60.9 sq m / 655 sq ft



First Floor
Gross Internal
Floor Area 60.9 sq m / 655 sq ft

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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An Overview of Stroud Green

STROUD GREEN

Stroud Green was designated a Conservation Area by Haringey Council in 2003, as it is now regarded as an area of special character or historic interest. The first large building here was Stapleton Hall, built in 1609 and comprising an 80 acre farm until the mid-19th century.

The late 19th-century marked a period of residential development in Stroud Green as the area gained its own railway station and represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area.

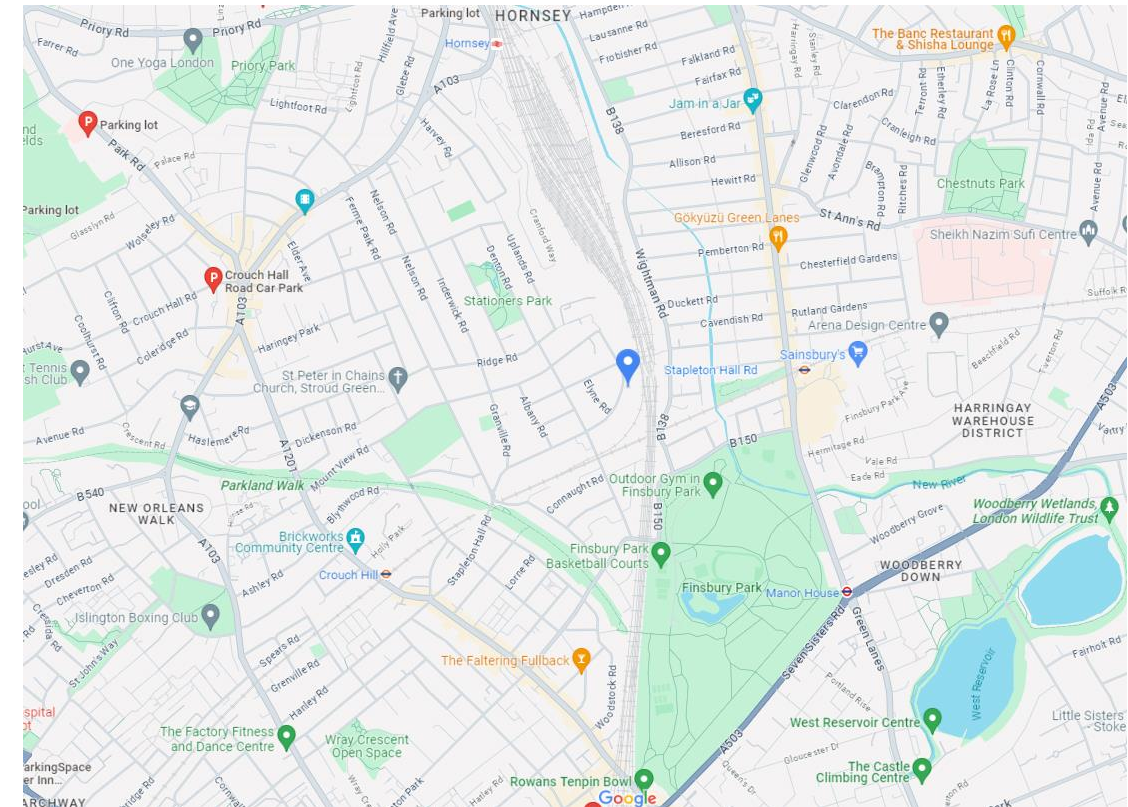
TRANSPORT

Stroud Green is excellently served with regular bus links and numerous train options. Finsbury Park station benefits from two tube lines: Piccadilly and Victoria, and a well-served overground station with services in and out of London direct to Cambridge or Welwyn Garden City. Further overground stations are at Harringay (trains every 10 mins direct to Moorgate in 15 mins), Crouch Hill and Green Lanes.

SHOPPING AND LEISURE

Excellent shopping with independent restaurants, cafes and shops are plentiful along Stroud Green Road, Crouch End Broadway and Green Lanes. A stone's throw away from the house, Londis on Ferme Park Road is independently owned and was voted the best Londis store in 2015 with an array of organic produce and craft beers. Entertainment is on the doorstep with the Park Theatre at Finsbury Park opened in 2013 to rave reviews, Alexandra Palace, the Arthouse cinema (voted best cinema by Time Out in 2014) and the Picturehouse cinema are both a short walk away in Crouch End.

Stroud Green is surrounded by parks on all sides from Finsbury Park, a welcome retreat from the city with a boating lake, gardens and sports facilities, to Green Flag award winner, Stationers Park, and London's longest nature reserve, Parkland Walk, a 3 mile stretch of a former railway line. In Crouch End there is a host of tennis, cricket clubs as well as a lido while the extensive Sobell Sports Centre offers facilities for those who prefer indoor play.



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