



Stapleton Hall Road, N4

£465,000

Leasehold

Castles



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Occupying the upper parts of a beautiful period residence is this light and spacious, split-level conversion. Comprising one-bedroom, separate kitchen, four-piece bathroom suite and reception leading onto southerly-facing balcony with views across the London sky-line.

Ideally located within walking distance of the amenities provided on Stroud Green Road and access to Finsbury Park overground and underground stations. The property will be sold on a chain free basis.

Lease: 106 years

Current Service/Maintenance Charge:

£4,141.58 per annum

Ground Rent: £200.00 per annum

Local Authority: Haringey

Council Tax band: C

EPC Rating: D

Current: 55/D Potential: 64/D

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020 8348 5515

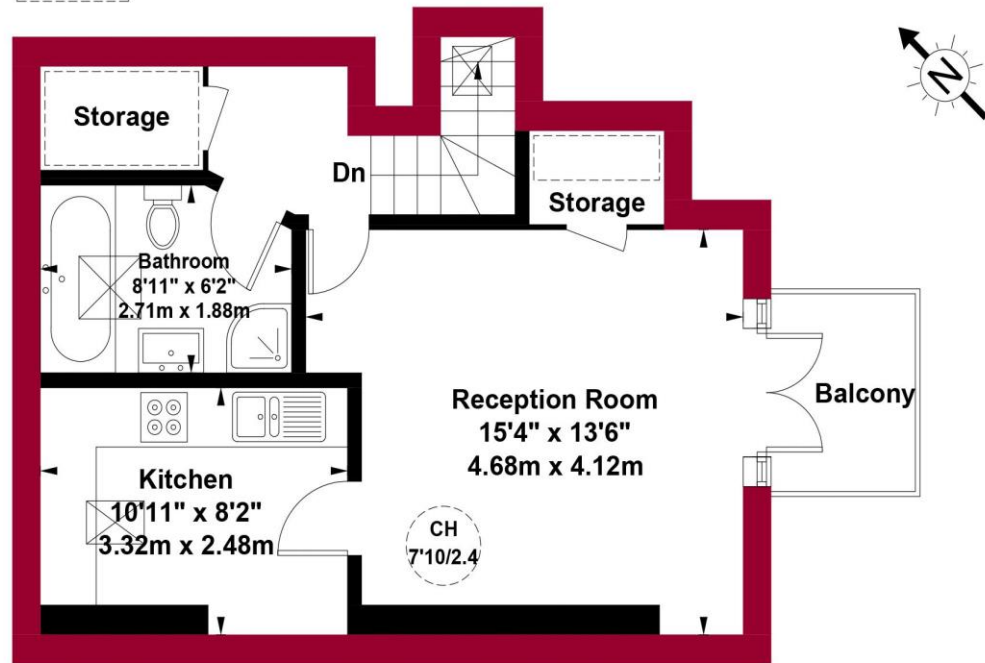
crouchend@castles.london



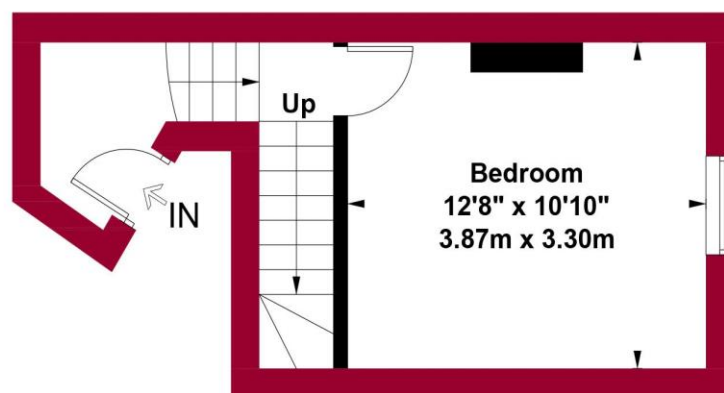
Stapleton Hall Road, N4 Approximate Gross Internal Area = 640 sq ft / 59.5 sq m

Restricted Height = 27 sq ft / 2.5 sq m

 = Reduced headroom below 1.5m / 5'0



Second Floor
Gross Internal
Floor Area 438 sq ft / 40.7 sq m



First Floor
Gross Internal
Floor Area 202 sq ft / 18.8 sq m

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.

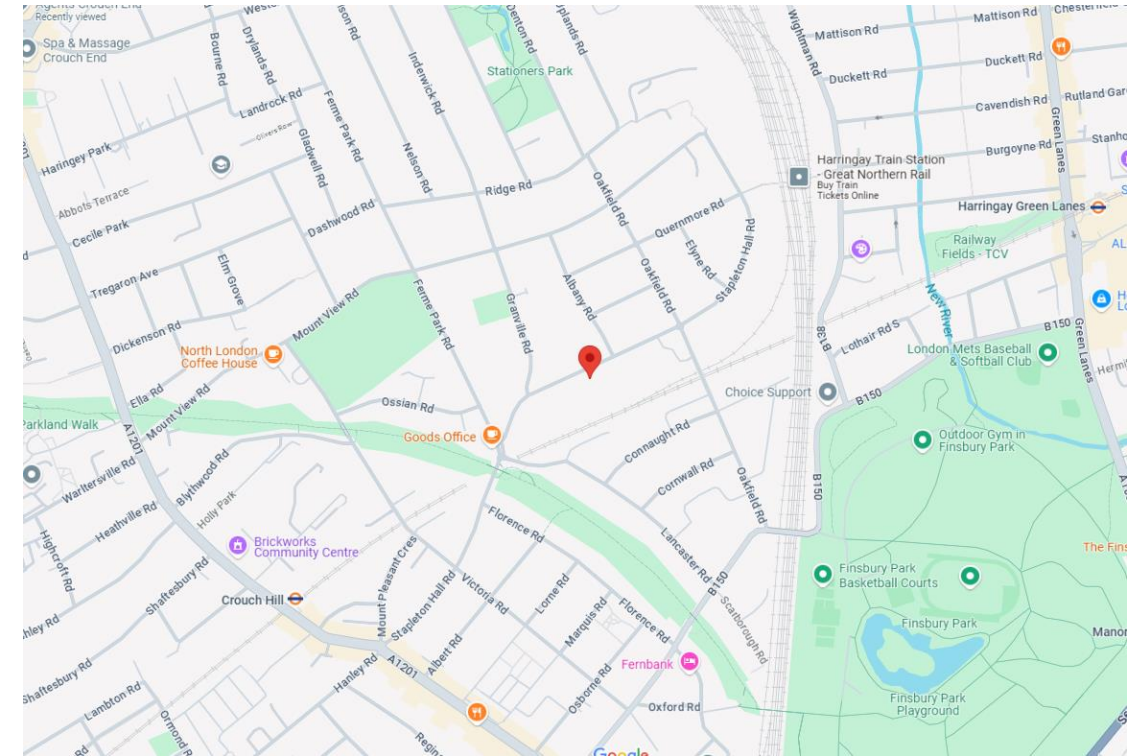
TRANSPORT

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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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

