



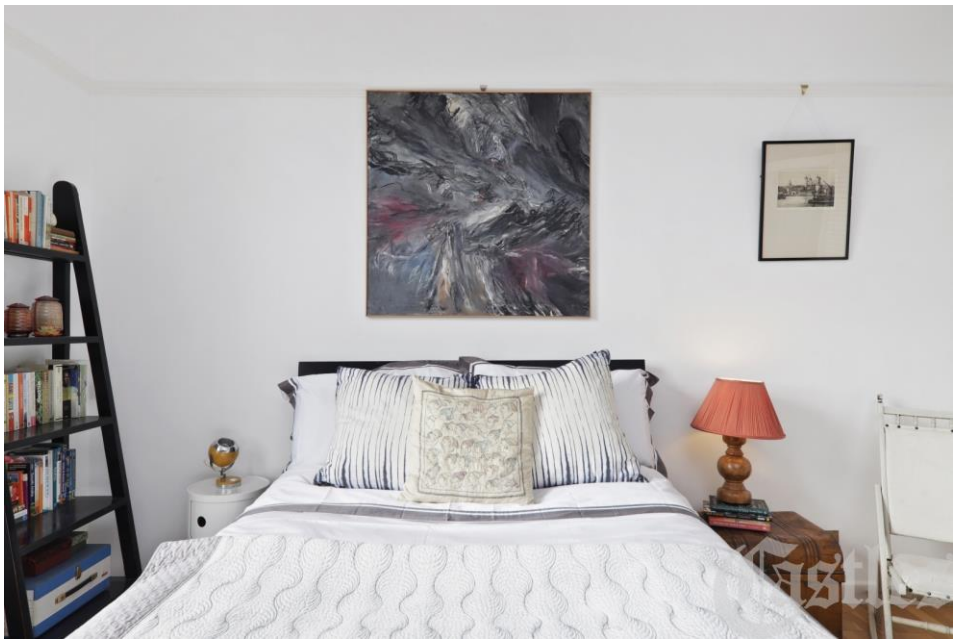
**Stapleton Hall Road, N4**

£425,000

Share of Freehold

**Castles**







## Stapleton Hall Road, N4

Set within this well-appointed period residence on this ever popular residential road is this one double-bedroom, first floor period conversion.

Decorated to an extremely high standard by the current owner and further comprising modern bathroom suite and generous open-planned kitchen/reception.

Offering an abundance of light and space throughout and an open aspect to both front and rear with tranquil views across neighbouring gardens and the London Sky-line.

Ideally located for the amenities provided on nearby Stroud Green Road and Crouch End Broadway and positioned within a short walk of Haringey over-ground station.

Lease: 999 years  
Current Service/Maintenance Charge:  
£150.00 per quarter  
Ground Rent: Peppercorn

EPC Rating: C  
Current: 71/C Potential: 79/C

**£425,000**      **Share of Freehold**

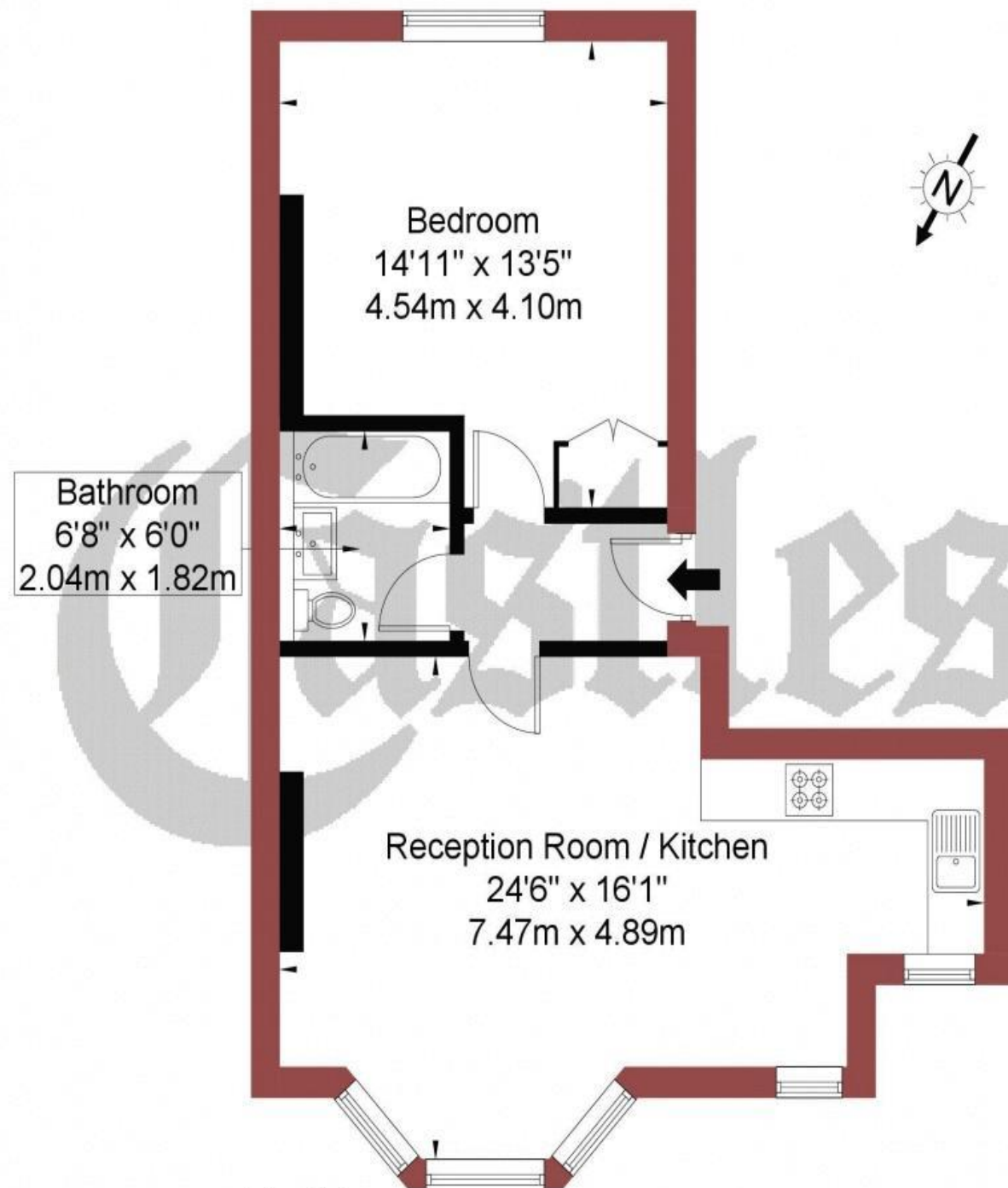
# Castles

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Approx. Gross Internal Area = 55 sq m / 592 sq ft



First Floor  
Gross Internal  
Floor Area 55 sq m/ 592 sq ft

Ref

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**BLEU  
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

## 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.

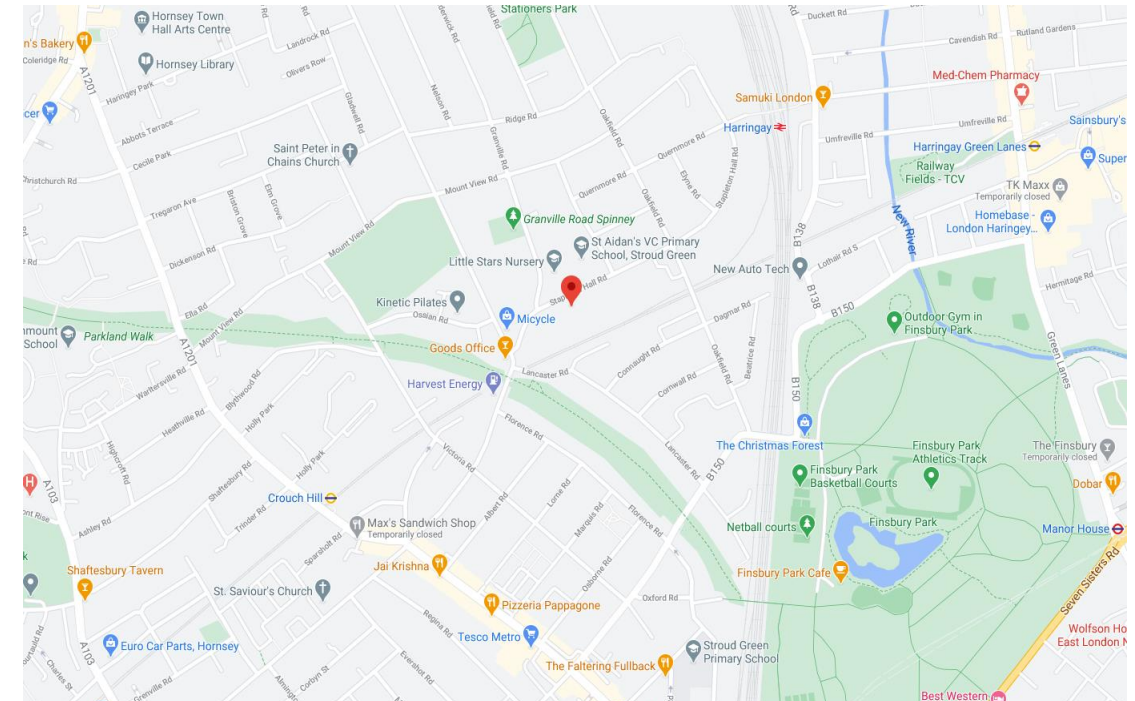
### TRANSPORT

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.



# Castles

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