

# Your local property experts

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*trustworthy*  
*faultless service*  
*straightforward*  
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*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Quotes taken from independent Google reviews 2006 to 2016



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**Stapleton Hall Road, London N4**

**£1,850,000** (FOR SALE)

House - Terraced

5 2 4



# Stapleton Hall Road, London N4 £1,850,000

## Description

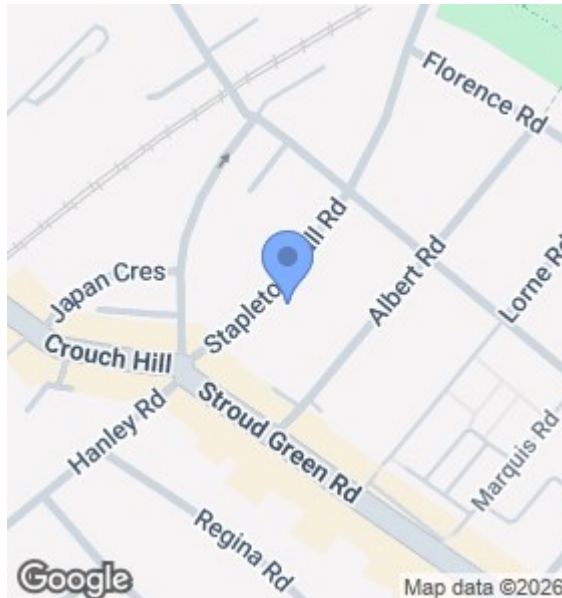
A spacious five-bedroom terraced home spread out over 4 floor over 2400sq ft with an additional study, offered chain free and set in the ever-popular Stroud Green area, ideal for families or buyers seeking generous living space in a well-connected North London neighbourhood.

This attractive terraced property combines generous internal space with the versatility modern buyers look for. With five bedrooms it's well suited to larger households, multigenerational living, or anyone needing extra rooms for hobbies, guests, or workspace.

The home sits on a desirable residential street in N4, placing you within easy reach of transport, green spaces, and the vibrant amenities of Stroud Green and nearby Muswell Hill, Alexandra Palace, and Finsbury Park

## Key Features

<b>Tenure</b>	Freehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	F



## Floorplan

### Stapleton Hall Road N4

Approx. Gross Internal Area 2420 Sq Ft - 224.83 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.