



Castles

ASKING PRICE

£450,000

Stapleton Hall Road

Stroud Green, N4 4QB

Castles

PROPERTY SUMMARY

Set on the top floor of this period residence is this light and spacious, split-level conversion. Ideally positioned on a popular, tree-lined residential road within walking distance of the amenities of Stroud Green Road and Harringay Over-ground station providing easy access to the city.

Comprising one-bedroom, separate kitchen, bathroom and reception with Juliet balcony overlooking the London Skyline.

The property will be sold on a chain free basis.

Lease: 61 years remaining (99 years from 11/12/1987)

Current Service/Maintenance Charge: £125.00 per calendar month

Ground Rent: Peppercorn

Nb. The Service Charge, Ground Rent and Share of Freehold information stated has been confirmed by our vendor

Local Authority: Haringey

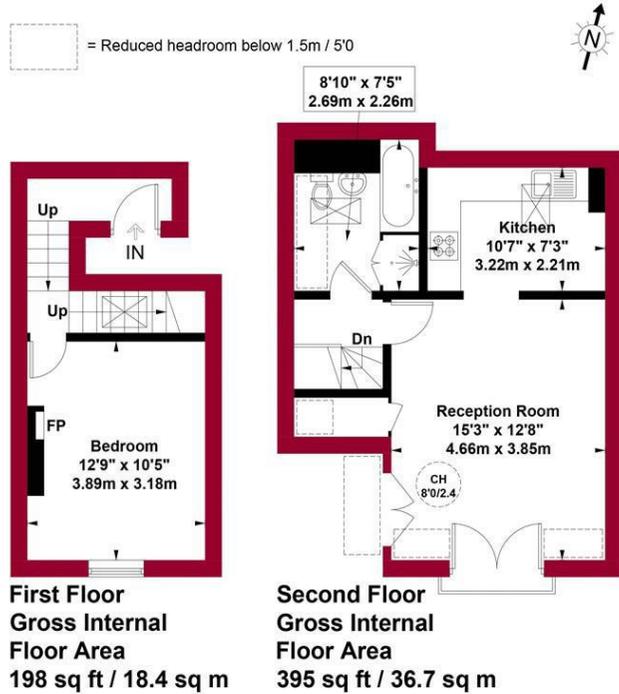
Council Tax Band: C





Stapleton Hall Road, N4 Approximate Gross Internal Area = 593 sq ft / 55.1 sq m

Restricted Height = 34 sq ft / 3.2 sq m



For a guide to the area please scan this code for more information



Flat

Share of Freehold

Council:

Council Tax Band: C

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a



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.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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N8 8PR

OFFICE DETAILS

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crouchend@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A	B		
91-81kWh/m ² B	C		
81-65kWh/m ² C	D		
65-55kWh/m ² D	E		
55-45kWh/m ² E	F		
45-35kWh/m ² F	G		
35-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	