



Castles

P Resident permit holders only Mon - Fri 12 noon - 2 pm

SH 55R

ASKING PRICE

£925,000

Stapleton Hall Road

London, N4 4QR

Castles

## PROPERTY SUMMARY

An exceptional large two-bedroom garden conversion, beautifully appointed and offering an impressive blend of volume, character, and contemporary elegance — all accessed via its own private entrance.

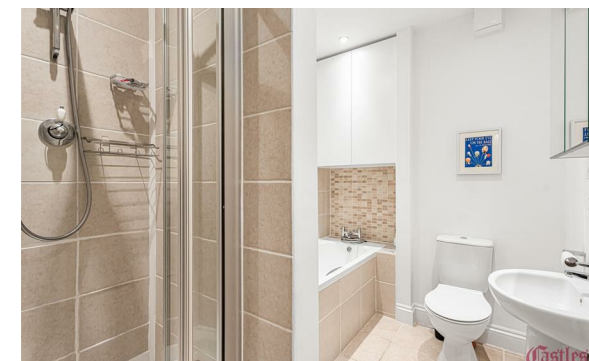
At the heart of the home lies a stunning open-plan kitchen, dining, and reception space of superb proportions. Designed for both stylish entertaining and relaxed day-to-day living, the expansive layout is enhanced by excellent natural light and a seamless connection to the private garden, creating a sophisticated indoor-outdoor lifestyle.

The two bedrooms provide calm and refined retreats, while the bathroom is finished to a high standard with a sleek and modern aesthetic. A substantial utility room/cellar further elevates the practicality of the home, offering outstanding additional storage and functional space.

Perfectly positioned within easy reach of vibrant local amenities, the property is moments from for swift access into the City and beyond, and close to an array of amenities at nearby Crouch End Broadway and Stroud Green. In addition, a short walk to Parkland Walk and St. Aidan's school.

A rare opportunity to acquire a garden residence of scale, privacy, and distinction in one of North London's leafy settings.

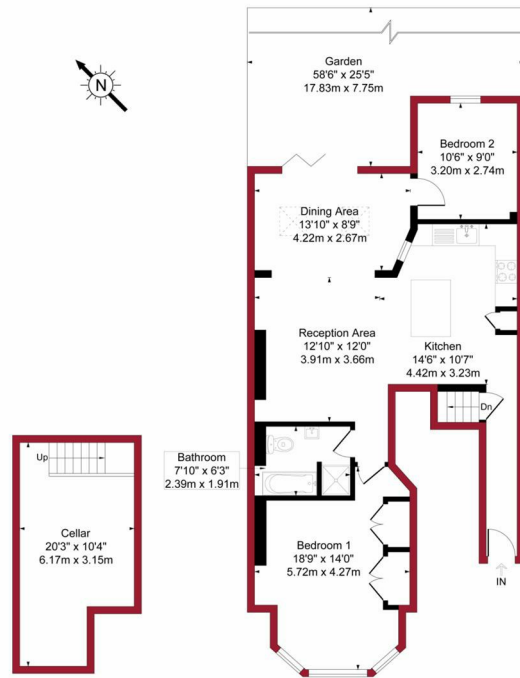
Lease: 175 years from 12th of December 2022 = 171 unexpired  
Current Service/Maintenance Charge: Not applicable  
Ground Rent: Peppercorn





Stapleton Hall Road, London, N4

Approximate Gross Internal Area = 1081 sq ft / 100.3 sq m  
(Includes Lower Ground Floor)



Lower Ground Floor  
Gross Internal  
Floor Area 192 sq ft / 17.8 sq m

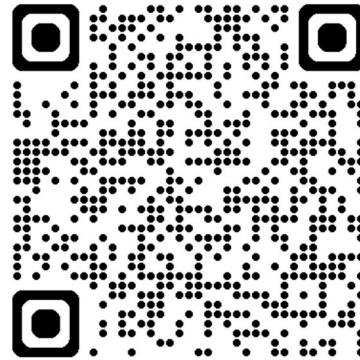
Ground Floor  
Gross Internal  
Floor Area 889 sq ft / 82.5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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



Flat - Garden

Share of Freehold

**Council:** Haringey

**Council Tax Band:** D

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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## OFFICE DETAILS

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