



GUIDE PRICE

£2,500,000 Freehold
Stapleton Hall Road

London, N4 4QL



PROPERTY SUMMARY

An exceptional late-Victorian family 4/5 bedroom residence situated on one of Stroud Green's most desirable roads, meticulously refurbished back to brick and finished to an outstanding standard throughout. Extending to approximately 3,251 sq ft / 302 sq m, including garden studio, this impressive four-storey home seamlessly blends timeless period elegance with contemporary luxury, creating a truly distinguished family home. The property also benefits from air conditioning, enhancing comfort throughout the warmer months with a heating feature.

The raised ground floor welcomes you with a grand entrance hall leading to a magnificent double reception. The principal front reception is beautifully proportioned, featuring a striking bay window and bespoke wooden flooring. To the rear, a versatile additional room overlooks the landscaped garden and offers excellent flexibility as a bedroom, home office or further reception room. A private balcony provides an attractive elevated outlook across the garden.

The lower ground floor has been expertly reconfigured to create a spectacular open-plan kitchen, dining and family space, perfectly suited to modern family life and entertaining. At its heart is a Nolte, Germa leading designer bespoke kitchen centred around a substantial island, complemented by integrated Smeg appliances, extensive cabinetry and premium finishes. Large doors open directly onto the rear garden and terrace, creating a seamless connection between indoor and outdoor living. A further flexible room lends itself to use as a fifth bedroom, home office, gym or playroom, while a guest WC and separate utility area complete this level.

The first floor accommodates a luxurious principal bedroom suite, featuring bespoke fitted wardrobes and a beautifully appointed Lusso en-suite shower room. A further generous double bedroom is served by an impressive family bathroom, complete with a freestanding bath and high-quality fittings.

Occupying the entire top floor, an exceptional bedroom suite provides a private and peaceful retreat, enhanced by bespoke storage, fitted wardrobes and a stylish en-suite shower room and dressing area.

Throughout the property, meticulous attention to detail is evident in the bespoke Crittall-style doors, handcrafted flooring, designer tiling, luxurious Lusso bathrooms and carefully restored Victorian features. The combination of period character, contemporary design and air conditioning creates a sophisticated home offering both style and comfort. In addition, extensively insulated and sound proofed, providing an unprecedented EPC B rating for a period home. Water underfloor heating on the lower ground with Iron-cord radiators on the upper floors, providing efficient heating.

Externally, the substantial landscaped rear garden offers an ideal setting for family life and entertaining, featuring a generous terrace and an impressive garden studio. This versatile additional space could serve as a home office, gym, creative studio or dedicated entertainment room.

Offered to the market chain-free, this is a rare opportunity to acquire an outstanding Victorian family home in a highly sought-after Stroud Green location, ideally positioned for the amenities of both Stroud Green and nearby Crouch End.

LOCATION

The property is ideally positioned to enjoy the best of Stroud Green and neighbouring Crouch End, with Crouch End Broadway's popular selection of independent shops, cafés, restaurants and everyday amenities within easy reach. The area offers an appealing blend of village atmosphere, established residential streets and convenient access to the wider attractions of North London.

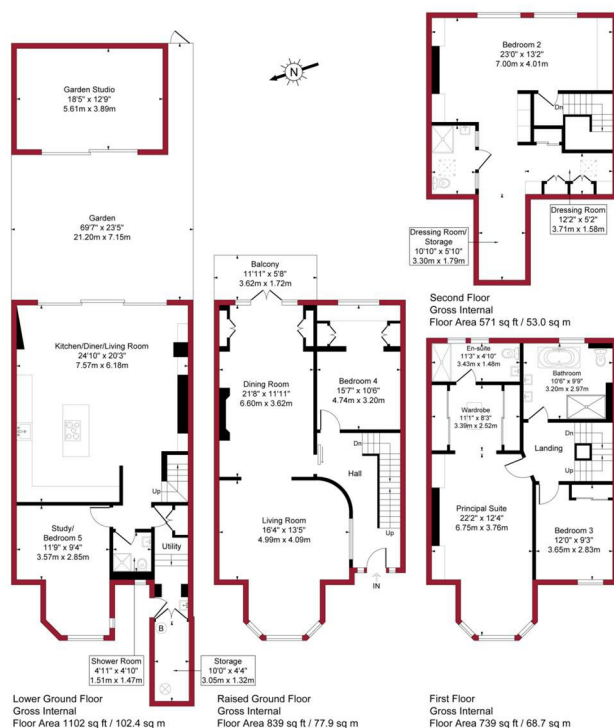
For commuters, Haringay railway station is approximately 0.1 miles away, providing convenient connections into the City. Crouch Hill Overground station is approximately 0.6 miles away, while Finsbury Park station, offering Underground, National Rail and bus connections, is around 1 mile from the property. Numerous local bus routes further enhance connectivity, providing access to Central London and key transport hubs, including Archway and Finsbury Park.

For those who enjoy outdoor pursuits, Finsbury Park is approximately 0.4 miles away, offering extensive green space for recreation, exercise and relaxation. The popular Parkland Walk, around 0.6 miles away, provides a scenic route for walking, running and cycling, adding to the appeal of this well-connected and established North London neighbourhood.





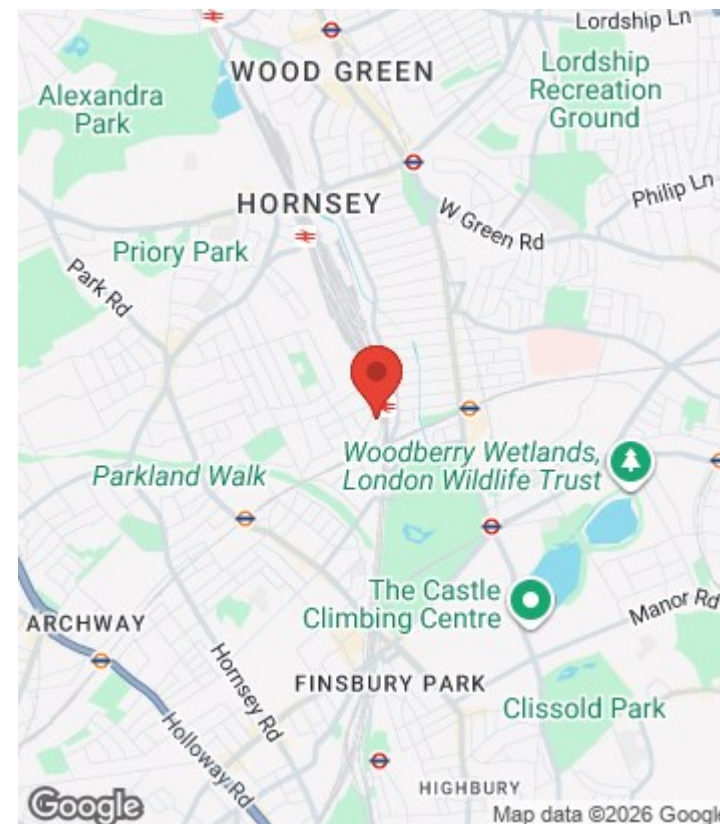
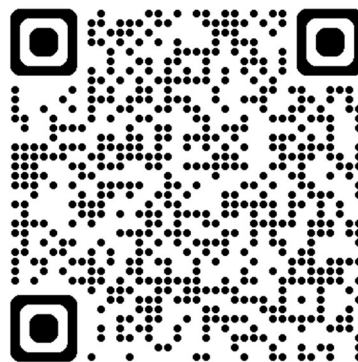
Stapleton Hall Road, London, N4 Approximate Gross Internal Area = 3251 sq ft / 302.0 sq m
(Including Summer House)



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
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more information



House - Terraced

Freehold

Council: Haringey

Council Tax Band: G

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



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