

STAPLETON HALL ROAD
LONDON, N4

GRANT J BATES
PROPERTY



An exceptional Victorian family home combining grand proportions with refined contemporary design

GJB

Stapleton Hall Road, London, N4

Freehold

- **Approximately 3,270 Sq Ft**
- **Five Bedroom Accommodation**
- **Four Contemporary Bathrooms**
- **Four Versatile Receptions**
- **Beautifully Renovated Throughout**
- **Bespoke German Nolte Kitchen**
- **Integrated Smeg Appliances**
- **Landscaped Rear Garden**
- **Separate Garden Studio**
- **Air Conditioning Throughout**

Description

Set behind a handsome Victorian façade on one of Stroud Green's most desirable residential roads, this exceptional family home has been comprehensively renovated to an impressive standard, offering approximately 3,270 sq ft of beautifully considered accommodation, including a separate garden studio.

Arranged across four floors, the house combines the architectural elegance of its Victorian origins with a sophisticated contemporary finish. Generous ceiling heights, beautifully proportioned rooms and carefully selected materials create an immediate sense of quality, while bespoke joinery, refined detailing and thoughtfully integrated modern comforts ensure the house functions effortlessly for modern family life.

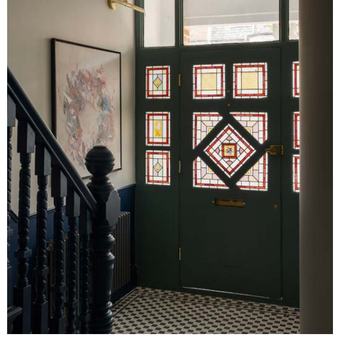
Jonny Pirouzi
Founding Broker
07971 612 999
jonny@grantjbates.com

The raised ground floor retains the grandeur and proportions of the original house. An impressive bay-fronted reception room is flooded with natural light, while bespoke Crittall-style doors create an elegant connection to the adjoining dining room. To the rear, a further double bedroom provides exceptional versatility, equally suited as a guest suite, additional reception room or home office, with direct access to a private balcony overlooking the garden.

The lower ground floor has been transformed into an outstanding entertaining space. Extending to over 25 ft, the open-plan kitchen and dining room centres around a beautifully appointed German Nolte kitchen, featuring a substantial island, integrated Smeg appliances and extensive bespoke cabinetry. The carefully considered layout creates a wonderful sense of openness, allowing cooking, dining and entertaining to exist naturally within one beautifully connected space.

Expansive glazing opens directly onto the landscaped rear garden, drawing natural light into the room and creating a seamless relationship between inside and out. To the front, a generous additional room offers flexibility as a bedroom, study, playroom or further reception space, complemented by a separate utility area and guest cloakroom.

















The first floor is dedicated to beautifully appointed bedroom accommodation. The principal suite occupies the front of the house, with an elegant bay window, bespoke dressing room and luxurious ensuite bathroom. A further double bedroom sits quietly to the rear, alongside a contemporary family bathroom featuring a freestanding bath and carefully selected fittings.

The upper floor provides an impressive loft suite with its own bathroom, offering a peaceful retreat with excellent proportions and useful storage. An adjoining room creates further flexibility for home working or additional accommodation.

Outside, the landscaped rear garden provides a wonderfully private setting for entertaining and relaxation. Beyond sits a substantial detached garden studio extending to approximately 250 sq ft, offering an exceptional space for a home office, gym or creative studio, comfortably removed from the main house.

Throughout, the quality of the refurbishment is evident. Bespoke fitted wardrobes, carefully selected finishes and air conditioning contribute to a home that feels as comfortable as it is beautifully presented.

The result is a substantial Victorian residence that balances architectural character with contemporary sophistication, offering exceptional entertaining space, versatile accommodation and the practicality required for modern family living.









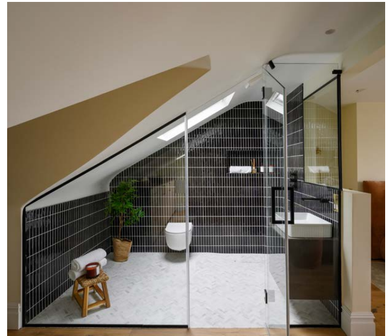














Situation

Stapleton Hall Road occupies a desirable position in the heart of Stroud Green, a neighbourhood celebrated for its attractive Victorian architecture, independent businesses and strong sense of community. Perfectly positioned between Crouch Hill, Finsbury Park and Crouch End, the area combines a distinctly residential atmosphere with the convenience of excellent local amenities.

Stroud Green Road and nearby Crouch Hill offer an eclectic collection of independent cafés, restaurants, bakeries and neighbourhood pubs. Local favourites include Goods Office on Ferme Park Road and The Stapleton Tavern, while the wider amenities of Crouch End are also within easy reach.

For outdoor space, Finsbury Park offers extensive parkland, sporting facilities and walking routes, while the surrounding residential streets provide a quieter setting away from the bustle of central London.

Transport connections are excellent, with Crouch Hill station providing London Overground services and Finsbury Park offering Victoria and Piccadilly line connections alongside National Rail services, making the City, West End and wider London readily accessible.

Additional Information

Local Authority: Haringey
Council Tax Band: G
EPC Rating: B







Jonny Pirouzi
Founding Broker
07971 612 999
jonny@grantjbates.com



Lower Ground Floor | Ground Floor | First Floor | Second Floor

Stapleton Hall Road

Approximate Gross Internal Area = 280.5 sq m / 3019 sq ft, Garden Room = 23.4 sq m / 252 sq ft, Total = 303.9 sq m / 3271 sq ft (Excluding Voids)

Approximate Gross External Area = 163.8 sq m / 1763 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.