



East End Road | London | N3

Offers in excess of £400,000 | Leasehold - Share of Freehold



ADN
RESIDENTIAL

A beautifully presented and exceptionally bright two double bedroom apartment, elegantly arranged across the first floor of Stanhope Court. This stylish home offers a superb open-plan kitchen and reception space, designed for both modern living and entertaining, with excellent natural light throughout.

The principal bedroom benefits from bespoke built-in storage and access to a private balcony, while the second bedroom is a generous double, complemented by a contemporary family bathroom. Further features include attractive hard wood flooring, an external utility cupboard, additional hallway storage, double glazed windows, and well maintained communal gardens.

Residents also enjoy parking on a first come, first served basis.

We are obliged under the Estate Agent Act 1979 to inform you that the seller of this property has a personal connection to ADN Residential.



Council Tax Band: C
EPC: D

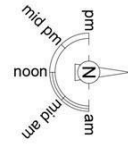




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Approximate Gross Internal Area = 580 sq ft / 53.9 sq m

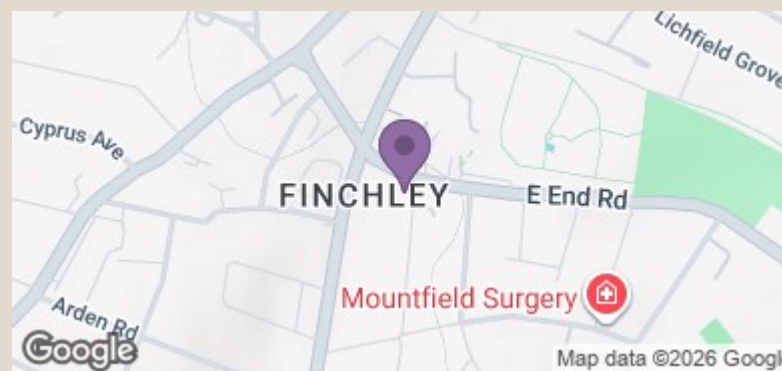
Store = 17 sq ft / 1.6 sq m



First Floor



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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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