



STANWAY COURT, GEFFRYE ESTATE, LONDON, N1  
£400,000 LEASEHOLD

## FANTASTIC TWO DOUBLE BEDROOM APARTMENT WITH WONDERFUL VIEWS

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See things differently



## DESCRIPTION:

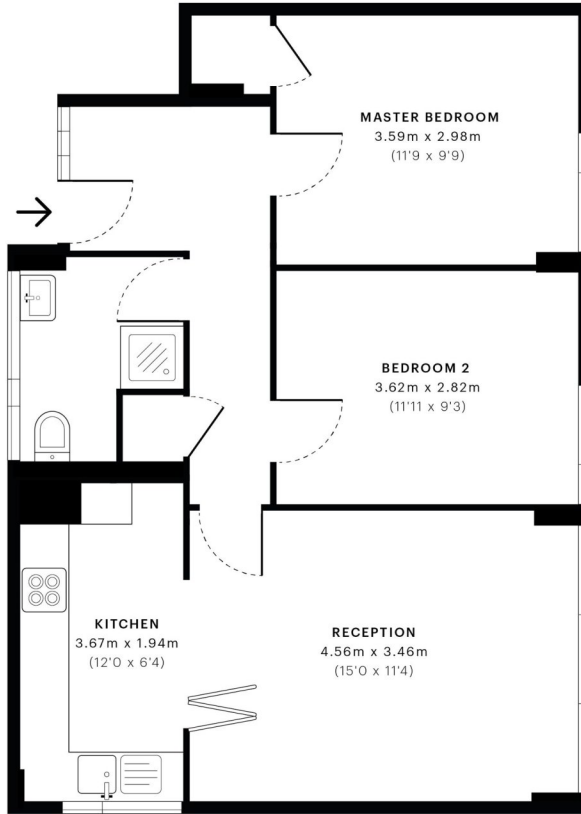
A superb and bright two double bedroom 8th floor apartment just off the popular Kingsland Road with wonderful views. The property comprises of entrance hallway leading to both double bedrooms, bathroom, open plan kitchen living room with bifold doors and storage cupboard. The property has been very well maintained and includes wood flooring throughout and new fully fitted kitchen. This property would make an ideal investment for first-time someone upsizing or a buy-to-let investor.

The property is within close proximity to Hoxton Overground Station (East London Line), Hoxton Square, Shoreditch (East London Square) and Old Street (Northern Line) all with a vast range of local amenities, boutique shops, cafes, bars and restaurants on your doorstep. The property also benefits from being close to multiple bus routes across the City meaning quick and easy access across London.

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— Eighth Floor

- GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
57.7 Sqm / 621.1 Sqft
- NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
55.1 Sqm / 593.0 Sqft
- EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft
- RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
58.9 Sqm / 634.1 Sqft  
IPMS 3C RESIDENTIAL  
56.3 Sqm / 605.9 Sqft

SPEC ID  
5e149107a733d90c82c8ead6

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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