



Ground Floor
Approximate Floor Area
57.15 sq. ft.
(5.31 sq. m)

First Floor
Approximate Floor Area
654.12 sq. ft.
(60.77 sq. m)

Total Floor Area
Approximate Floor Area
711.27 sq. ft.
(66.08 sq. m)



Stanley Road, London N9

£275,000
Share of Freehold

- Two Bedroom First Floor Maisonette
- Chain Free & Vacant
- UPVC Double Glazed Throughout
- Gas central heating via radiators
- Easy Access to Edmonton Green Transport Links
- Share of Freehold
- Own Rear Garden
- Kitchen
- Easy Access to A10, A406 & M25



www.adamkennedy.property

ADAM KENNEDY
SALES & LETTINGS

Reception Room (4.43m x 3.48m)

A spacious living area with a large UPVC Double Glazed window to the front aspect, gas radiator, carpet, powerpoints throughout.

Hallway

Stairs to first floor, carpet throughout, loft space.

Kitchen (3.83m x 3.13m)

UPVC Double Glazed window to side aspect, fitted wall and base units with work top surfaces, stainless steel sink and mixer taps, built in hob, oven, tiled back splash, power points, boiler.

Bedroom One (3.65m x 2.10m)

UPVC Double Glazed window to front aspect, laminate flooring, gas radiator, powerpoints.

Bedroom Two (3.63m x 3.00m)

UPVC Double Glazed window to front aspect, gas radiator, carpet and powerpoints throughout.

Bathroom (2.40m x 2.33m)

3 Piece suite comprising of low flush W.C, wash hand basin, fully tiled walls, frosted UPVC Double Glazed window to front aspect.

Rear Garden

Access to rear garden through side of the property, laid lawn throughout.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC