



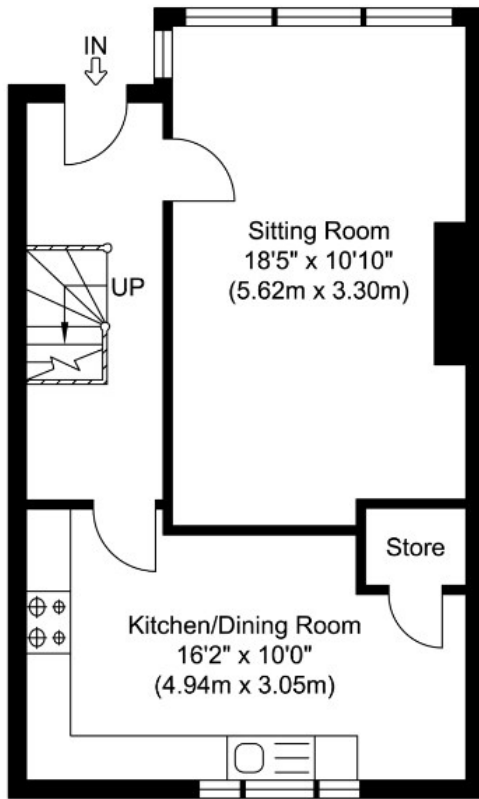
## 8 Stanford Place

**£400,000**  
**LEASEHOLD**

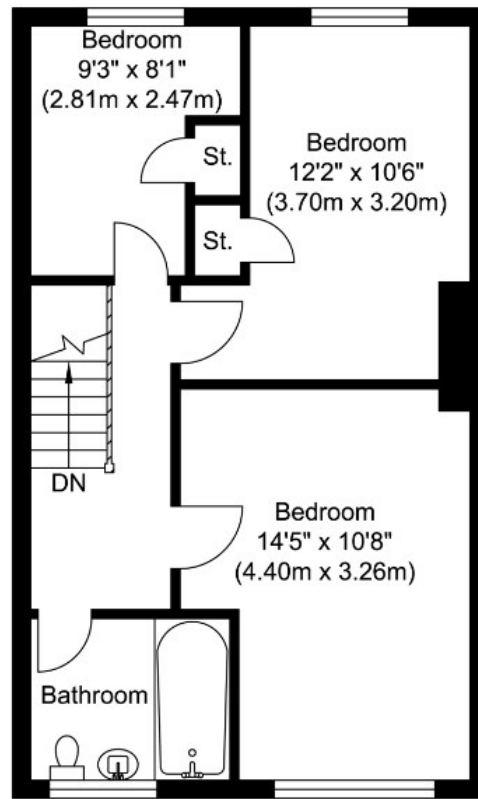
Situated seconds from superb transport links, Leonard Leese are pleased to offer this great three bedroom maisonette. Based on the first floor (above a commercial unit), the property comprises of a large eat-in kitchen in good condition, a spacious living room, three good size bedrooms and a family bathroom. Perfect for an investor or someone looking for more space!

Call the sales department to reserve a viewing 0207 015 1360.





Ground Floor  
Approximate Floor Area  
435.72 sq. ft.  
(40.48 sq. m)



First Floor  
Approximate Floor Area  
450.90 sq. ft.  
(41.89 sq. m)

Total Gross Internal Area  
886.62 sq. ft.  
(82.37 sq. m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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