



STAMFORD BUILDING, COPT PLACE LONDON, 2 BED APARTMENT

£500,000
LEASEHOLD

Set within the highly sought-after Millbrook Park development, this beautifully presented first-floor apartment offers approximately 866 sq ft of stylish and versatile living space, complemented by two private balconies, direct views over the park and two allocated parking spaces—including the rare benefit of an electric vehicle charging point.

At the heart of the property is a generous open-plan reception, dining and kitchen area, providing an excellent setting for both relaxed everyday living and entertaining. The contemporary kitchen offers ample storage and worktop space, while full-height doors open onto a private balcony overlooking the adjacent green space. The abundance of natural light and seamless connection to the outdoors create a particularly bright and inviting living environment.

The apartment features two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room and its own private

Hemmingfords

Stamford Building, NW7

Approximate Gross Internal Area
80.5 sq m / 866 sq ft

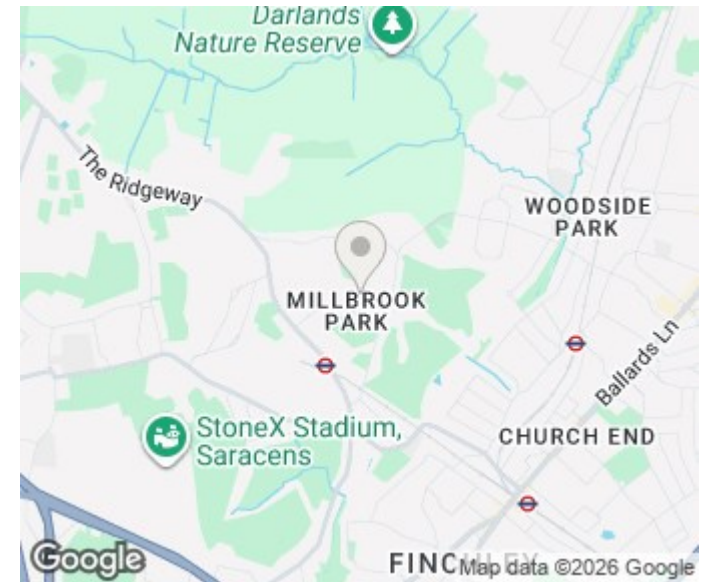


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	GROSS INTERNAL AREA (GIA) The footprint of the property		TOTAL STORAGE SPACE Storage and wardrobe total area		EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.
	80.5 sq m / 866 sq ft		1.5 sq m / 16 sq ft		8.1 sq m / 87 sq ft

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements.



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