



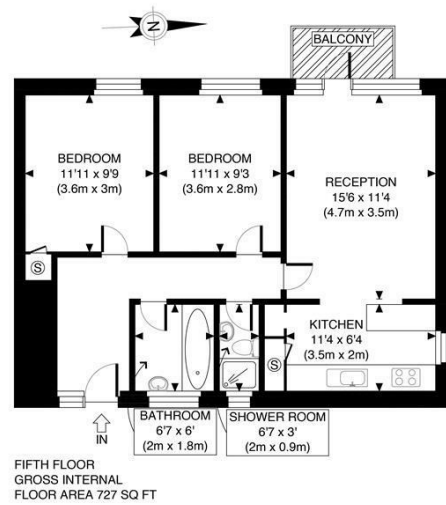
## 42 LABURNUM COURT LABURNUM STREET LONDON, E2 8BH

£300,000  
LEASEHOLD

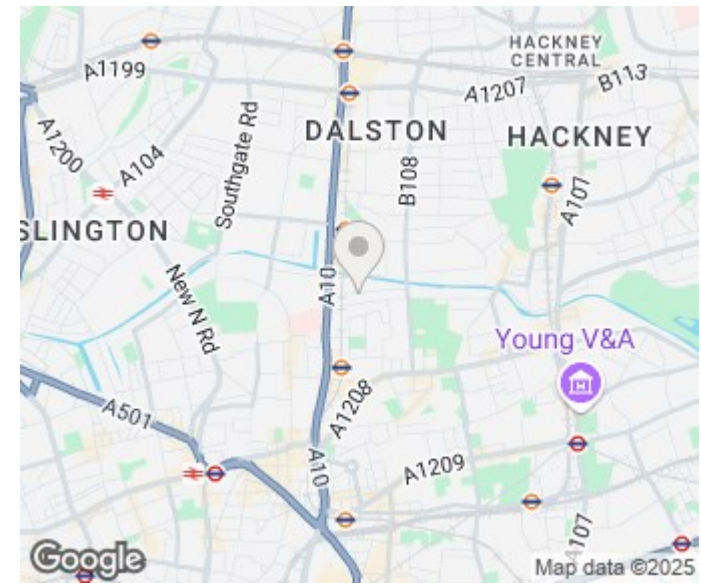
A well presented, 4th floor good sized two-bedroom, two bathroom apartment. Boasting two generously sized double bedrooms, a separate bathroom and ensuite and a well-fitted kitchen that connects to the living room. The living room extends outdoors, offering direct access to a private balcony. With a total floor space of approximately 727 square feet, this flat provides ample room to create a cozy and inviting living environment. The two bedrooms ensure comfortable accommodation for residents. The open living area provides ample natural light and the private balcony becomes an extension of your living space.

Laburnum Court is situated in a vibrant and sought-after area that offers a delightful array of amenities and excellent transport links. The neighbourhood exudes a sense of community and convenience, making it an attractive choice for urban living. For daily essentials, you'll find a variety of local shops,

**Hemmingfords**



APPROX. GROSS INTERNAL FLOOR AREA 727 SQ FT / 68 SQM	Laburnum Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/04/24 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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

Hemmingfords Sales & Lettings  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords