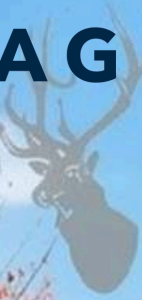


**BUTLER & STAG**



**Longnor Road, London**

London

Fixed Price **£400,000**



## Longnor Road

London

Located on the cusp of the exclusive Carlton Square Conservation area and being only a moments' walk to the Queen Mary University, this duplex, two-bedroom maisonette makes for an excellent choice for a discerning buyer looking for their first home in the capital, or a smart investment in a prime E1 location.

- Top Floor Duplex Apartment
- 787 Sq/Ft Internal Living Space
- South Facing Balcony
- Bright and Expansive Living Room
- Separate Kitchen
- Two Well Proportioned Bedrooms
- Chain Free
- Stepney Green Tube Station Close By
- Queen Mary University Close By
- Historical Meath Gardens On Your Door Step



Entering the property, you're welcomed by a spacious entrance hall that flows seamlessly into a bright and expansive reception room, enhanced by direct access to a private south-facing balcony, perfect for enjoying natural light throughout the day. Also on this floor is a separate fitted kitchen along with convenient storage and utility cupboards.

The upper level comprises two generous double bedrooms and a stylish, fully tiled family bathroom, offering well-proportioned accommodation throughout.

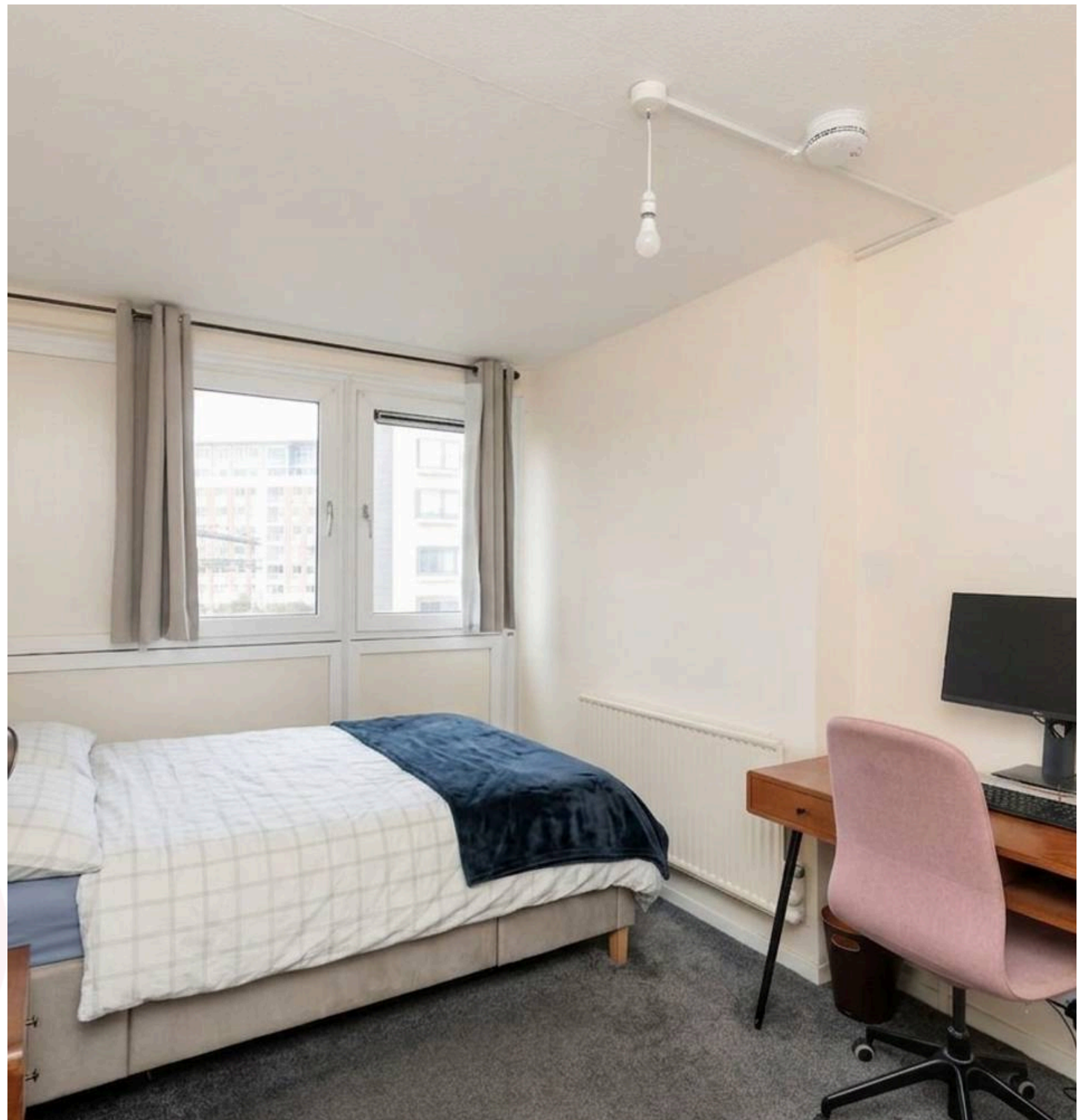
Longnor Road enjoys an excellent location, within easy reach of both Stepney Green Underground Station (District and Hammersmith & City lines) and Bethnal Green Underground Station (Central line). Positioned in one of East London's most vibrant and evolving neighbourhoods, residents benefit from swift access to Canary Wharf, the City, and an array of popular destinations including Bethnal Green, Shoreditch, Brick Lane, Columbia Road Flower Market, and Spitalfields Market.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

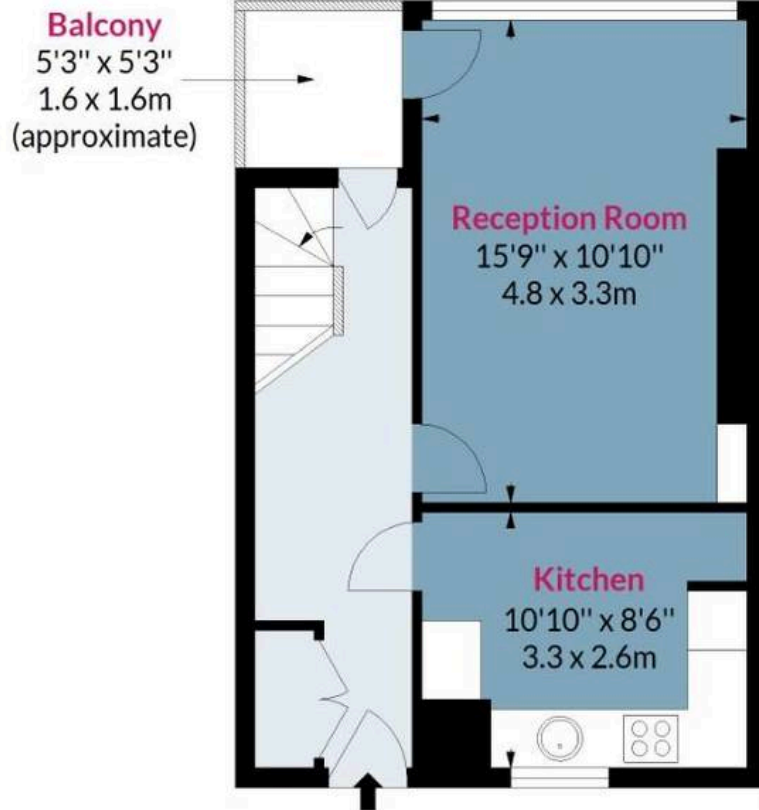




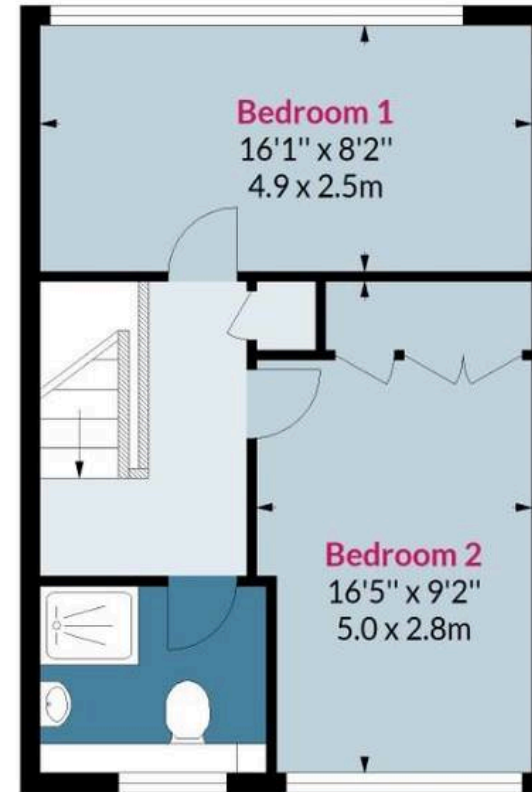


# Longnor Road, E1

Approx. Gross Internal Area 787 Sq Ft - 73.11 Sq M  
Approx. Gross Balcony Area 28 Sq Ft - 2.60 Sq M



**Second Floor**  
Floor Area 378 Sq Ft - 35.12 Sq M



**Third Floor**  
Floor Area 409 Sq Ft - 38.00 Sq M



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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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