



**Flat 30, Kingsdown House  
Amhurst Road, London**

**£350,000 Leasehold**



# Flat 30, Kingsdown House Amhurst Road, London

326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)

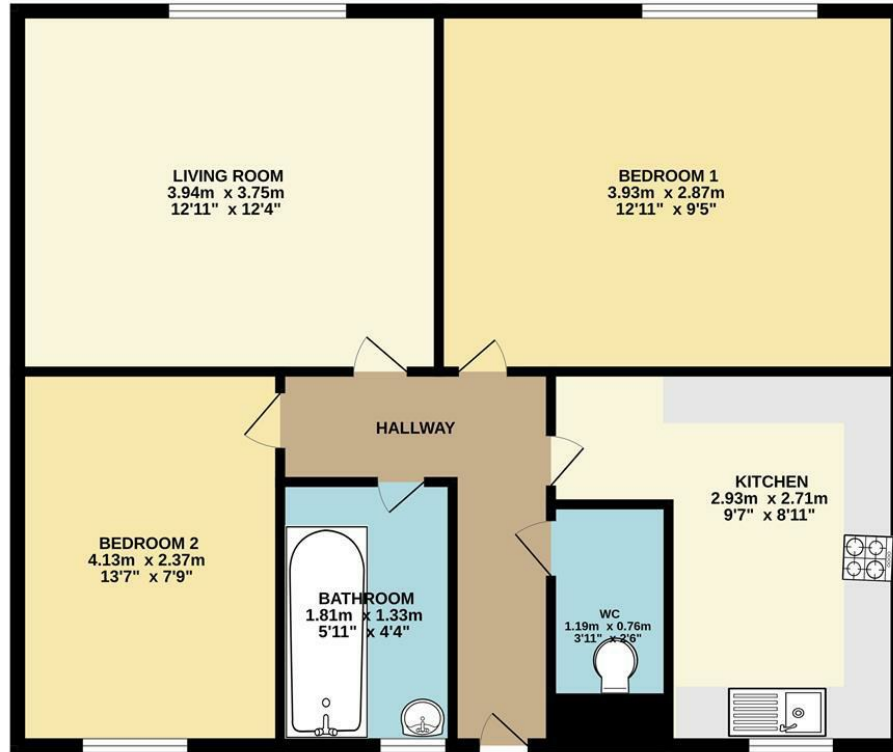
- Two Bedroom Flat
- Third Floor
- Good Condition Throughout
- Double Bedrooms
- Close Proximity to Local Amenities
- Lots of Natural Light
- Lease : 91 Years
- Excellent Location
- 0.7 Miles to Hackney Central Station
- EPC Rating : C

beautiful property offers a balance of urban convenience, cultural richness, and community spirit, making it an attractive location for a wide range of residents.

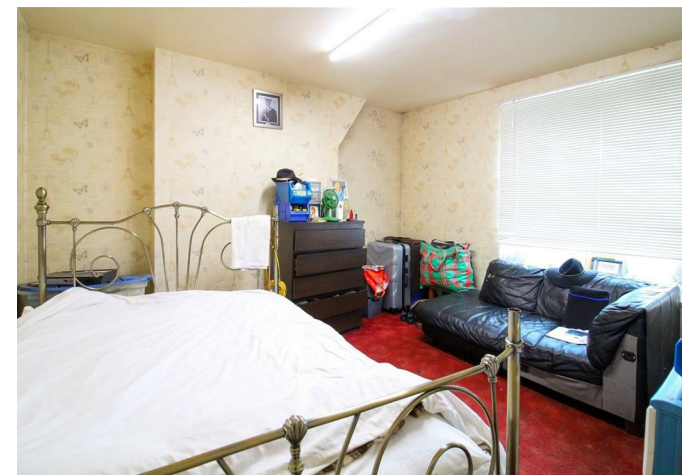
Kings Group are pleased to present an appealing residential opportunity in the vibrant and diverse borough of Hackney. This modern apartment is situated in a dynamic area known for its unique blend of cultural and social offerings. Residents of Kingsdown House enjoy easy access to a variety of local amenities including trendy cafes, independent shops, and a range of eateries that reflect the area's rich multicultural atmosphere. The property is also within convenient reach of several green spaces, such as Hackney Downs and Clissold Park, offering a peaceful escape from the urban environment.

The location is particularly advantageous for commuters and those seeking an active social life. It is well-serviced by public transportation, with multiple bus routes and nearby Overground stations, such as Hackney Downs and Hackney Central, providing easy access to Central London and surrounding areas. The neighborhood is known for its creative and artistic scene, hosting numerous galleries, music venues, and seasonal markets that contribute to its lively and eclectic character. Additionally, the area is home to a range of educational institutions, making it a convenient choice for students and families. Overall, this

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



326 Mare Street, Hackney, London, E8  
1HA

0208 510 0808  
[www.kings-group.net](http://www.kings-group.net)



[Zoopla.co.uk](http://Zoopla.co.uk)



[rightmove.co.uk](http://rightmove.co.uk)  
The UK's number one property website

