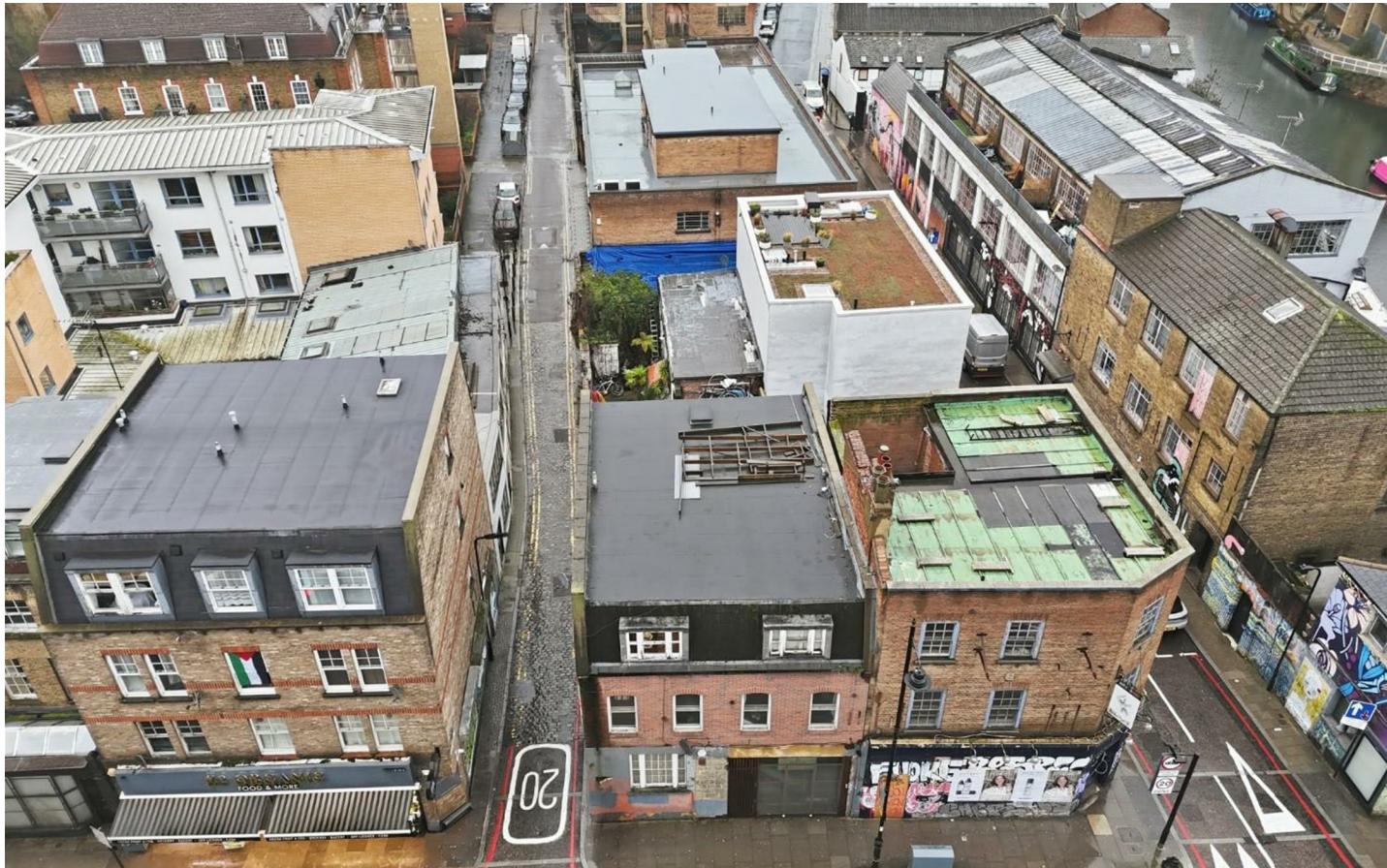




Kingsland Road, London, E2

BUTLER & STAG



**One bedroom first floor flat located close to the picturesque Regent's Canal and Haggerston overground station.**



- One Bedroom Flat
- First Floor
- Well-Presented Throughout
- Vibrant Location
- Close to Haggerston and Hoxton Stations
- Regent's Canal and Broadway Market Nearby
- Part Furnished
- Available from 21st February 2026

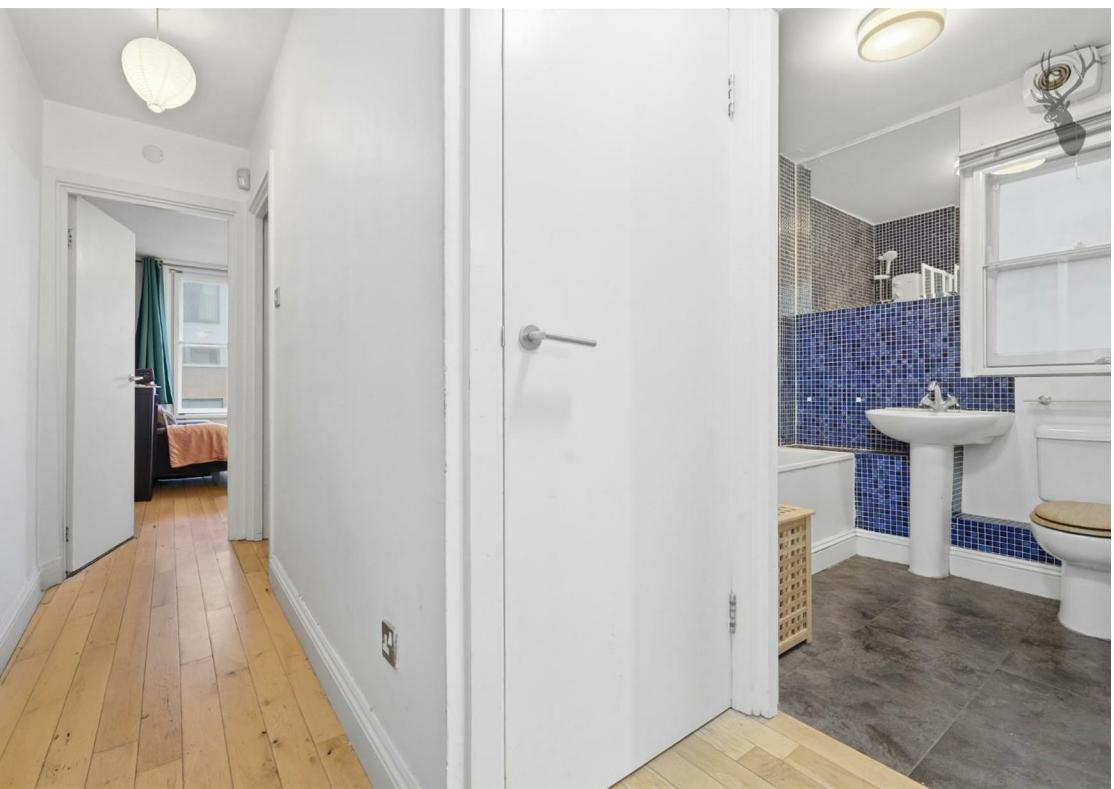
This vibrant and sought-after location is well-placed for transport links, local favourites such as Broadway Market and the numerous attractions of Shoreditch. In the other direction, Dalston and Islington are both easily reachable.

The property itself is accessed via a secure entrance and comprises of a bright living space, a separate fitted kitchen, a double bedroom and a contemporary bathroom, with wood flooring throughout.

Perfectly suited to a couple or a single professional, this property is offered part furnished and is available from 21st February 2026.

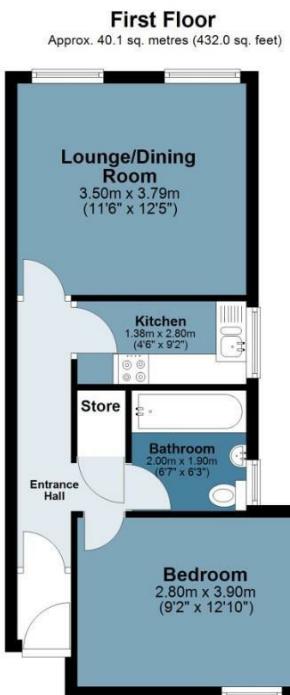
EPC Rating C  
Council Tax Band B





## Kingsland Road

Approx. Gross Internal Area 40.1 Sq M ( 432 Sq Ft )



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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.