



## 134A KINGSLAND ROAD LONDON, E2 8DY

**£475,000**  
LEASEHOLD

Welcome to this charming apartment located on Kingsland Road in the heart of London! This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family, guests, or even a home office. The apartment features a well-appointed bathroom, ensuring convenience and comfort for all residents.

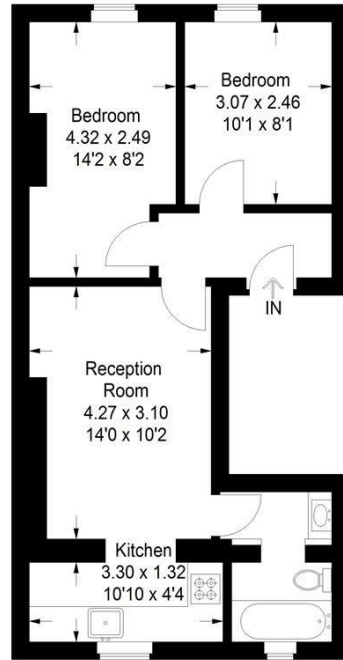
Spanning 506 square feet, this recently refurbished first floor, two double bedroom apartment offers a comfortable living space in a vibrant and bustling area of London. Whether you're looking for a cozy city retreat or a convenient urban dwelling, this property has the potential to be the perfect home for you.

Situated in a prime location, the property is also just moments from Hoxton Station and is also just 0.6 miles to Shoreditch High Street Station and so is ideally located for commuters.

**DouglasPryce**

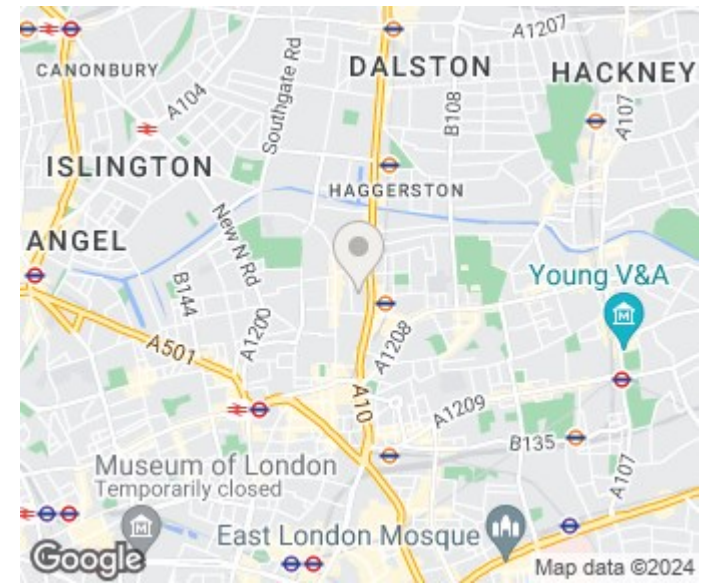
### Kingsland Road

Approximate Gross Internal Area  
47.0 sq m / 506 sq ft



#### First Floor

Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



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