



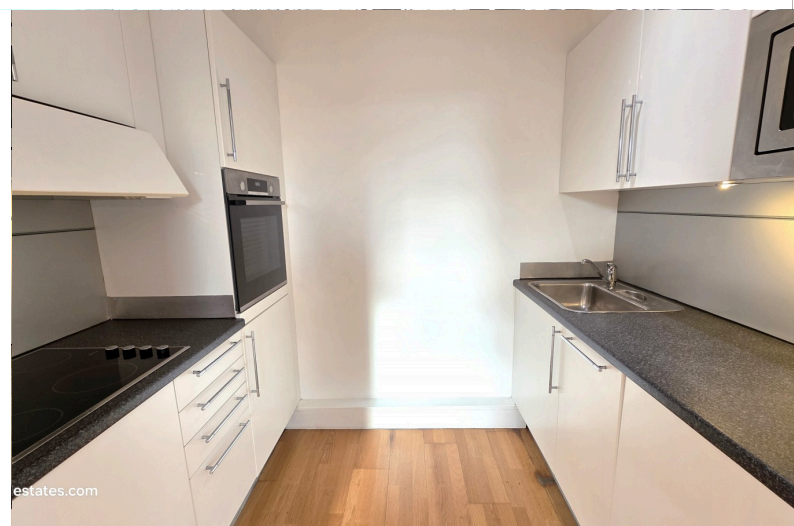
**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£450,000

**TENURE : SHARE OF
FREEHOLD**

5 Kingsland Passage, Hackney E8

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**MODERN ONE BEDROOM
FLAT**

**LOCATED ON 2nd FLOOR
with LIFT ACCESS**

**VERY NEAR TRANSPORT /
WINE BARS / RESTAURANTS**

SHARE OF FREEHOLD

ALOCATED OWN PARKING

OFFERED CHAIN FREE

Mantlestates

**2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555**

Website: <https://mantlestates.com/>



This modern one-bedroom flat is located in the vibrant area of Hackney, London, 5 Kingsland Passage, E8 2BA. The property offers a well-designed layout with one bedroom, one bathroom, and a spacious reception area. The flat is situated on the second floor and benefits from lift access, ensuring convenience for residents.

The interior of the flat includes a fitted kitchen equipped with integral appliances, providing a functional space for cooking and dining. The reception area offers ample space for relaxation and entertainment. The bathroom is well-appointed, complementing the modern aesthetic of the property.

One of the key features of this flat is the allocated parking space, a valuable asset in this bustling area. The property is offered chain-free, allowing for a smooth and straightforward purchase process. Additionally, the flat comes with a share of freehold, providing long-term security and investment potential.

Located very near transport links, this property offers easy access to various parts of London, making it ideal for commuters. The surrounding area is rich with amenities, including wine bars and restaurants, offering a vibrant social scene. The flats location in Hackney places it within reach of cultural attractions and green spaces, enhancing the lifestyle opportunities for residents.

The energy efficiency rating of the property is notable, with a current rating of 81 and a potential rating of 83, indicating lower running costs and a reduced environmental impact. This efficiency is an attractive feature for environmentally conscious buyers.

Overall, this one-bedroom flat in Kingsland Passage combines modern living with convenience and accessibility, making it a desirable option for those looking to purchase in London.

ENTRANCE HALL: 6' 09" x 5' 00" (2.06m x 1.52m)

Wooden flooring, storage heater, spot lights, entry phone.

STORAGE CUPBOARD: 4' 01" x 2' 04" (1.24m x 0.71m)

Hot water system.

LOUNGE: 13' 04" x 12' 07" (4.06m x 3.84m)

Double glazed windows to front aspect x 2, wooden flooring, storage heater, spot lights.

KITCHEN: 6' 00" x 8' 01" (1.83m x 2.46m)

Wall and floor standing kitchen units, Bosch electric hob, extractor, Bosch electric oven, fitted fridge, fitted freezer, spot lights, stainless steel sink with mixer tap, Indesit fitted dishwasher, Hotpoint fitted washer/dryer, Bosch fitted microwave.

BEDROOM: 12' 06" x 9' 05" (3.81m x 2.87m)

Double glazed window to front aspect, fitted wardrobe, carpet, electric heater, spot lights.

BATHROOM: 6' 00" x 5' 05" (1.83m x 1.65m)

Panel bath with mixer tap and shower attachment, low level flush water closet, extractor, wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring.

PARKING BAY:

Allocated own parking bay.

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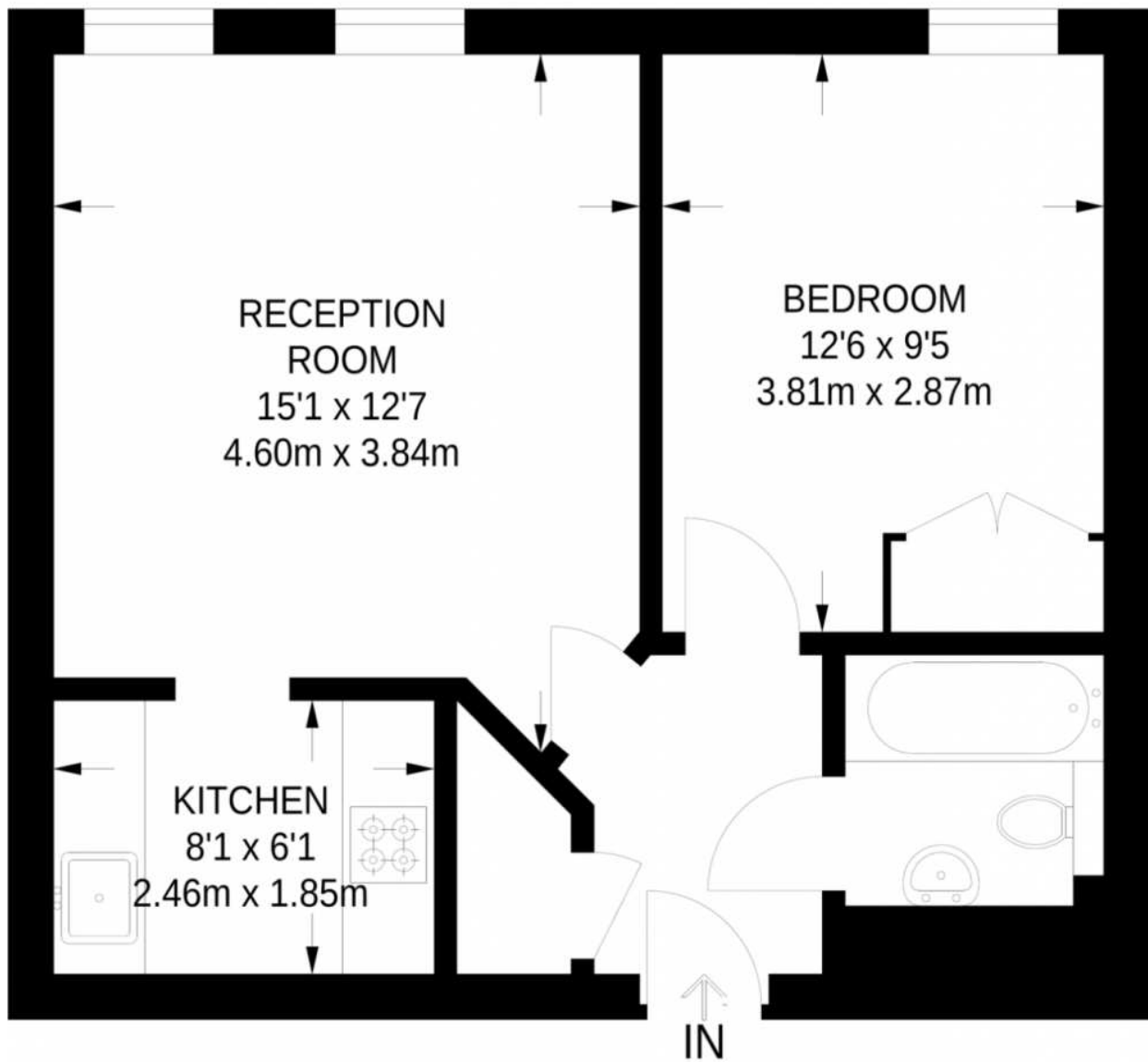




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 5 Kingsland Passage, Hackney E8





SECOND FLOOR
442 SQ FT / 41.1 SQ M