

# HUNTERS<sup>®</sup>

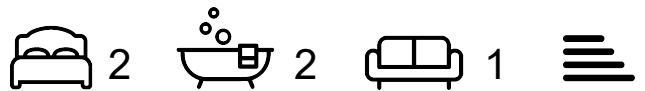
HERE TO GET *you* THERE



## Kingsland Road

London, E2 8AL

£2,900 Per Calendar Month



Modern Build – A stunning 2 bedroom apartment set on the 4th floor of this 4 years old luxury development. The property has been finished to an exacting standard and comprises 2 double bedrooms, a large open plan lounge, designer kitchen and 2 luxury bathrooms. The property benefits from a private balcony, underfloor heating, wooden floors, high quality fixtures and fittings and top of the range appliances.

This boutique development is ideally located just north of Shoreditch High Street opposite the Geffrey Museum. The Shoreditch triangle a short stroll away and financial district is within a 10 minute walk. Excellent transport links with Hoxton, Old Street and Shoreditch High Street Stations all within walking distance.



# Area Map



# Floor Plans

HUNTERS

**Kingsland Road, E2**  
LISTING DATE: 20/08/2024  
LISTING POINTS: 30,354,247

**GROSS INTERNAL AREA**  
**61.4 Sqm / 660.6 Sqft**

- Fourth Floor

**GROSS INTERNAL AREA (GIA)**  
61.4 Sqm / 660.6 Sqft

**NET INTERNAL AREA (NIA)**  
58.0 Sqm / 624.3 Sqft

**EXTERNAL STRUCTURAL FLOORS**  
2.3 Sqm / 23.1 Sqft

**DETECTED HEAD HEIGHT**  
0.0 Sqm / 0.0 Sqft

**spec** Floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and are excluded from all area calculations. Surveys involving surveys are not held at Hunter's. All measurements taken for the floor plan were taken at the maximum points of measurement, reported to the spec.

# Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.