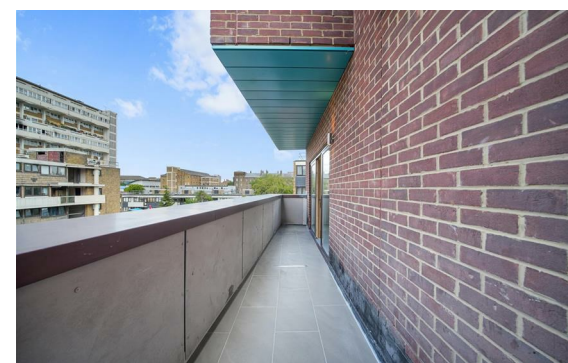




Kingsland Road, , London, E2 8AL

- Brand New One Bedroom Apartment
- Impressive 26ft Private Terrace
- Generous 16ft Double Bedroom
- Bright Reception Room
- Moments From Hoxton Station
- Approximately 575 Sq Ft
- Approximately 106 Sq Ft Of Outside Space
- Separate Kitchen
- Modern Bathroom
- Walking Distance To Shoreditch

£2,750 Per Month



Kingsland Road, , London, E2 8AL

DESCRIPTION

A brand new one bedroom apartment with an impressive 26ft private terrace, ideally positioned on Kingsland Road in the heart of Hoxton.

Extending to approximately 575 sq ft internally, the apartment offers a well-proportioned layout comprising a generous 16ft double bedroom, separate kitchen, modern bathroom and a bright reception room opening directly onto the terrace.

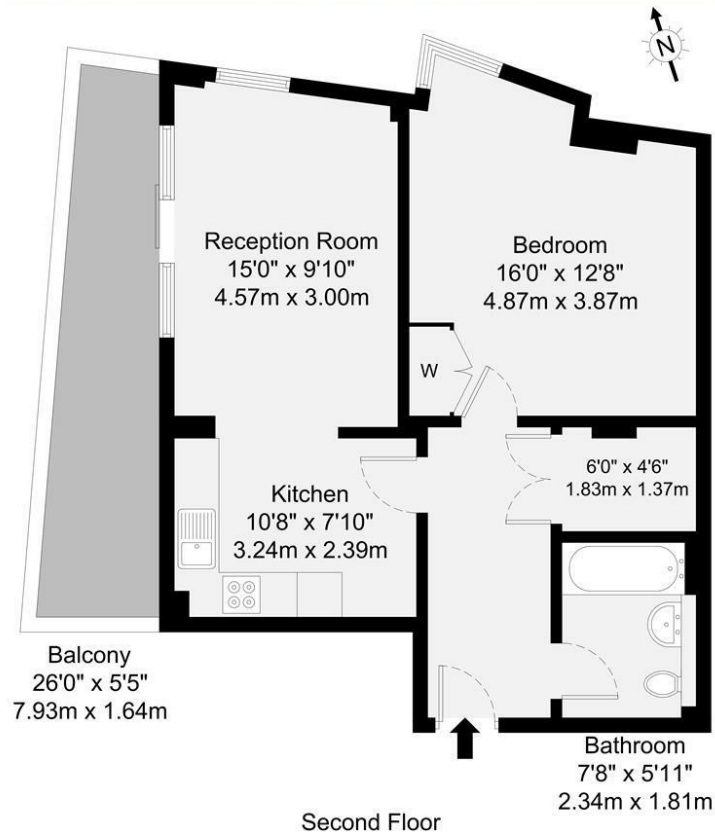
A particular highlight is the substantial private terrace measuring approximately 26ft x 5'5", providing around 106 sq ft of additional outside space and a fantastic extension of the main living area.

Brand new throughout, the apartment offers a fresh contemporary finish, excellent natural light and unusually generous private outside space for such a central location.

Situated on Kingsland Road, the property is surrounded by an excellent selection of restaurants, cafés, bars and local amenities. Hoxton Overground Station is just moments away, with Shoreditch, Old Street and Liverpool Street all within easy reach.







GROSS INTERNAL AREA (GIA)
The footprint of the property
53.4 sq m / 575 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
9.9 sq m / 106 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floorplan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.