



KINGWARD HOUSE HANBURY STREET

LONDON, E1 5JS

£375,000
LEASEHOLD

Nestled in the vibrant heart of London, this charming purpose-built flat on Hanbury Street offers a delightful blend of comfort and convenience. Spanning an impressive 635 square feet, the property features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests.

The flat boasts two spacious bedrooms, providing ample room for a family or professionals seeking a comfortable living arrangement. The bathroom is thoughtfully designed, ensuring both functionality and style.

Kingward House boasts an excellent location on the doorstep to the vibrant Brick Lane which offers an abundance of shops, restaurants and bars while also ideally located for a range of local transport links.

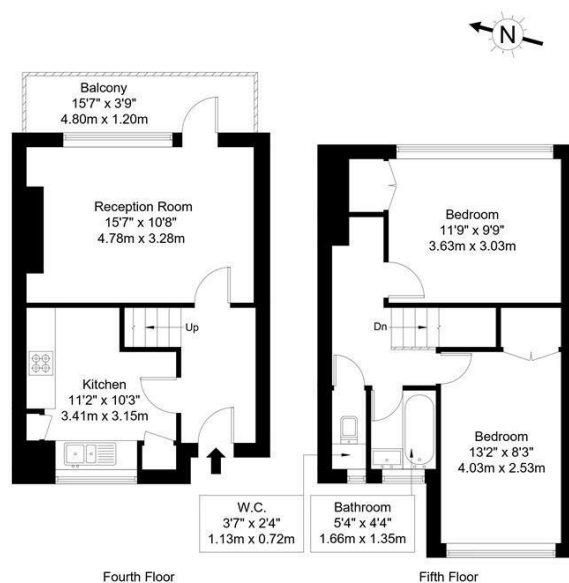

BELLS
ESTATE AGENT

Hanbury Street, E1 5JS

Approx Gross Internal Area = 67.21 sq m / 723 sq ft

Balcony = 5.76 sq m / 62 sq ft

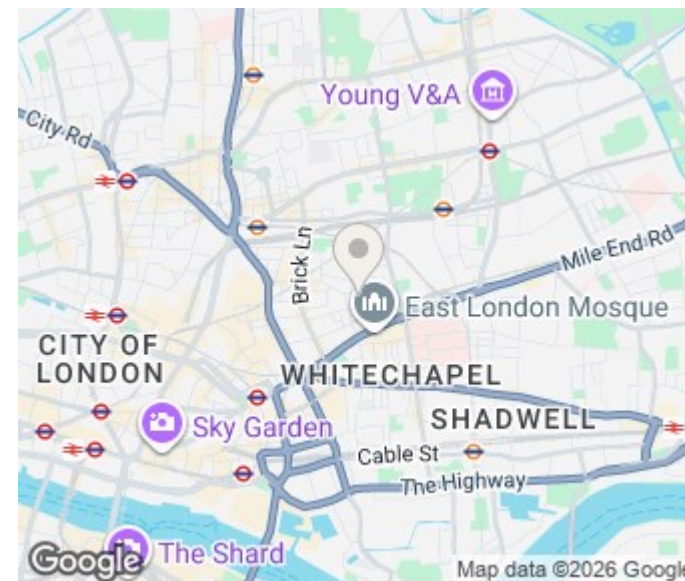
Total = 72.97 sq m / 785 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	

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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