

284 Kingsland Road, London, E8 4DN
Offers in excess of £450,000

Two-Bedroom Apartment with Balcony – No Onward Chain

Located at Haggerston Studios, 284 Kingsland Road, London, E8 4DN, this well-presented second-floor apartment offers approximately 728 sq. ft. of accommodation, comprising two bedrooms, a spacious reception room, separate kitchen, bathroom and private balcony.

Ideally situated for excellent transport links, including Haggerston Overground station, the property provides convenient access to Shoreditch, Dalston and the City. A fantastic selection of local shops, cafés, restaurants, bars and everyday amenities are all close by.

Offered with no onward chain, this property is ideal for first-time buyers, professionals or investors seeking a well-located East London home.

Early viewing is highly recommended.







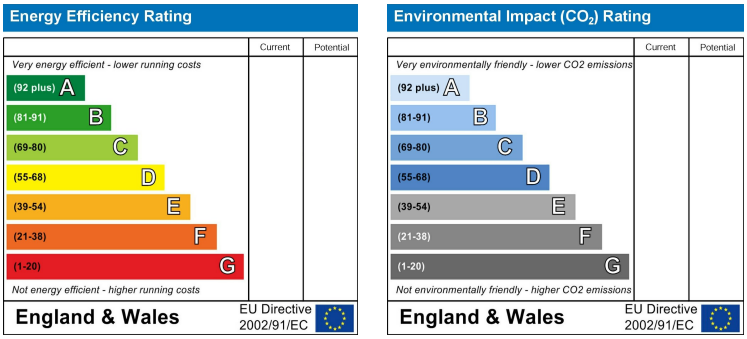
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

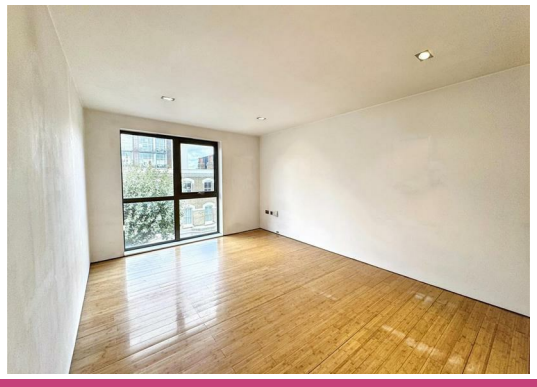
Leasehold Information

101 years remaining on the lease
Ground rent: £200 per annum
Maintenance charge: £2600 per annum

This information is provided by the vendor and should be verified during the conveyancing process.









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