



Kingsland Road, , London, E2 8AL

- Brand New Three Bedroom Apartment
- Three Double Bedrooms
- One Modern Bathroom
- Exceptionally Spacious Throughout
- Integrated Kitchen
- Approximately 1,100 Sq Ft
- Private Balcony
- Additional Separate WC
- Bright Open-Plan Living Space
- Moments From Hoxton Station

£4,250 Per Month



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DESCRIPTION

An exceptionally spacious and brand new three bedroom apartment with private balcony, extending to approximately 1,100 sq ft and ideally positioned on Kingsland Road in the heart of Hoxton.

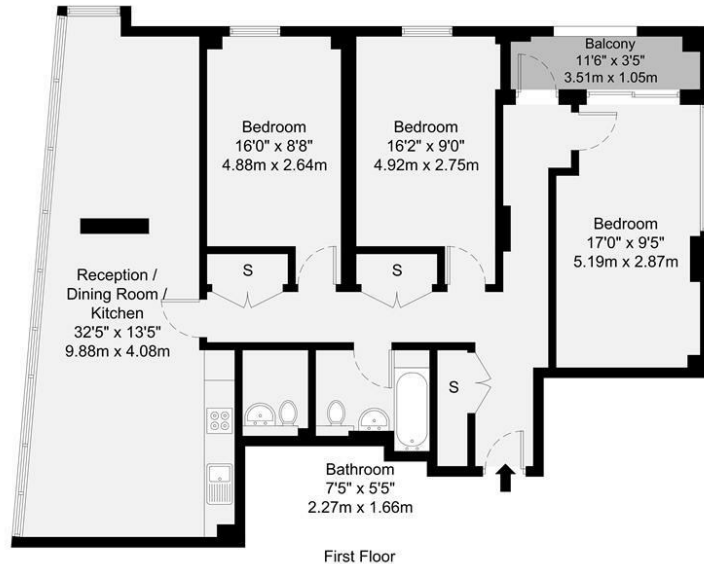
The apartment offers an impressive amount of living space and comprises a bright and spacious open-plan reception room with integrated kitchen and access to a private balcony, three well-proportioned double bedrooms, a stylish modern bathroom and an additional separate WC.

Brand new throughout, the property offers a fresh contemporary finish, excellent natural light and a generous layout ideal for professional sharers or those simply looking for considerably more space than the average three bedroom apartment.

Situated on Kingsland Road, the apartment 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 102.0 sq m / 1098 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.3 sq m / 35 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 3.7 sq m / 40 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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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			
(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.