



Kingsland Road, , London, E2 8AL

- Brand New Two Bedroom Apartment
- Two Generous 17ft Bedrooms
- En-Suite To Principal Bedroom
- Approximately 44 Sq Ft Of Outside Space
- Excellent Built-In Storage
- Approximately 832 Sq Ft
- Two Bathrooms
- Private Balcony
- Impressive 23'9" Open-Plan Living Space
- Walking Distance To Shoreditch

£3,250 Per Calendar Month



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DESCRIPTION

A brand new and exceptionally spacious two bedroom, two bathroom apartment with private balcony, ideally positioned on Kingsland Road in the heart of Hoxton.

Extending to approximately 832 sq ft, the apartment offers an excellent layout centred around an impressive 23'9" open-plan reception room and kitchen, providing a fantastic amount of living and entertaining space with direct access to the private balcony.

Both bedrooms are particularly generous, measuring approximately 17ft, with the principal bedroom benefiting from its own en-suite shower room. There is also a separate modern bathroom and excellent built-in storage throughout.

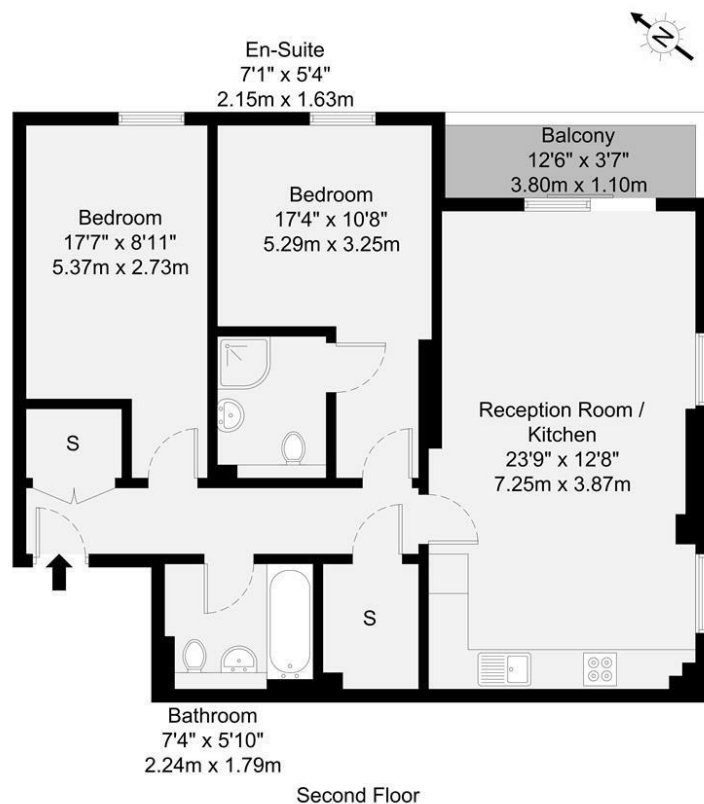
The private balcony measures approximately 12'6" x 3'7", providing around 44 sq ft of outside space and a welcome extension to the main living area.

Brand new throughout, the apartment offers a fresh contemporary finish, excellent natural light and notably generous room proportions.

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 77.3 sq m / 832 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 4.2 sq m / 45 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 4.1 sq m / 44 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.

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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	85	
(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.