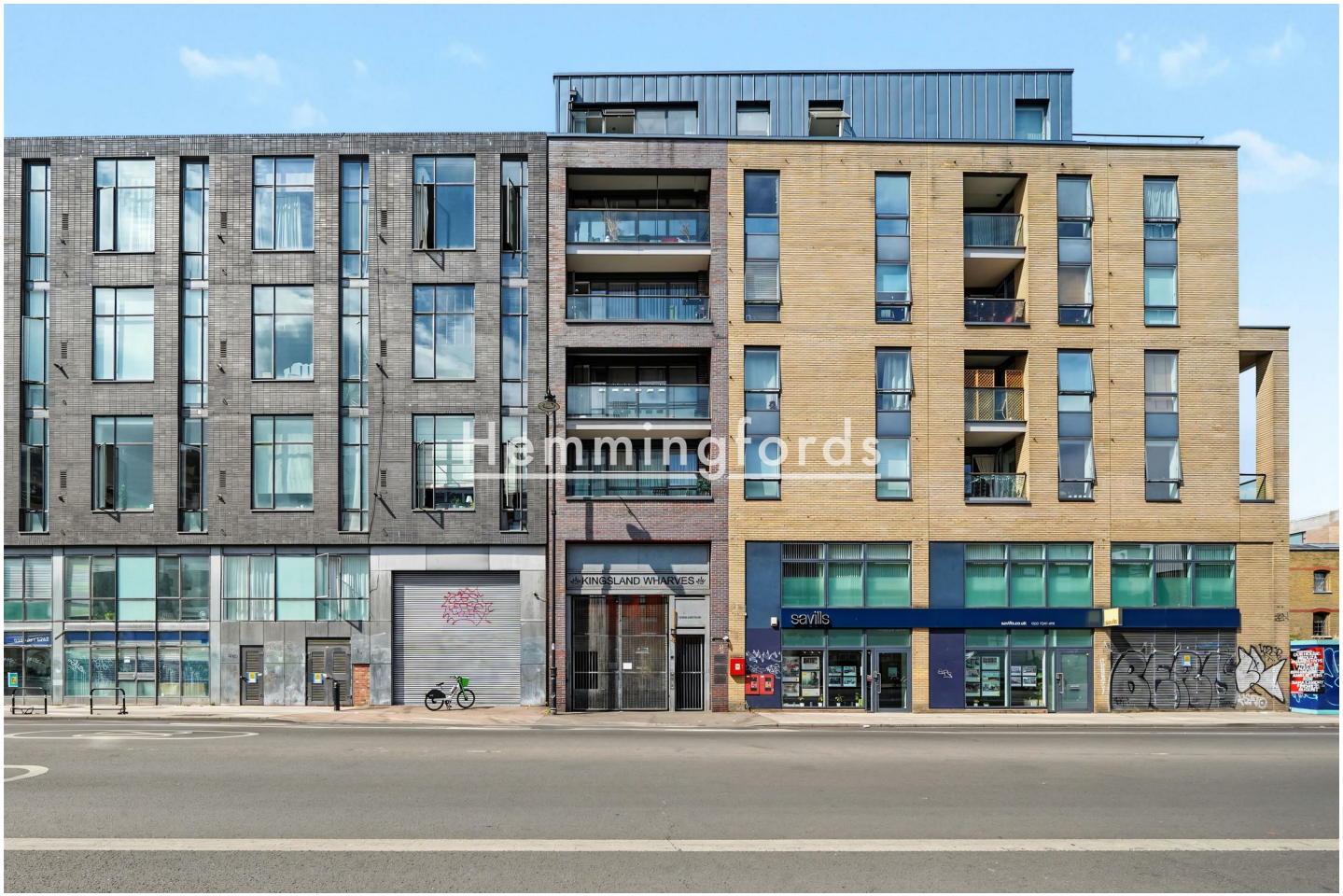






KINGSLAND ROAD, LONDON, E8

1 BED APARTMENT

£425,000

LEASEHOLD

A beautifully presented one-bedroom apartment extending to approximately 449 sq ft, positioned on the fourth floor of the popular Canal Wharf development on Kingsland Road, E8. Presented in good condition throughout, the property enjoys attractive views towards the Regent's Canal, generous private outside space and the added benefit of a low service charge.

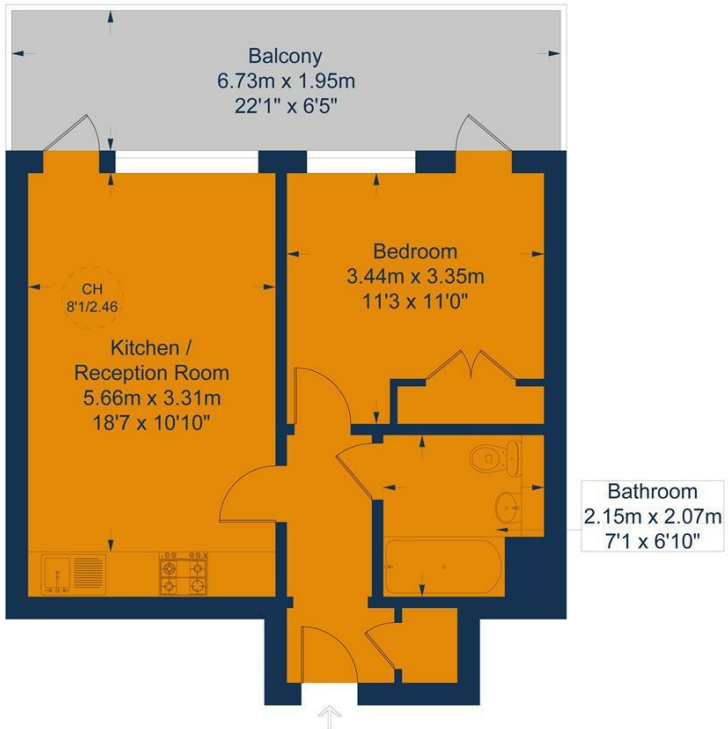
The heart of the apartment is the bright and well-proportioned open-plan kitchen and reception room, measuring approximately 18'7" x 10'10". Designed for modern living, the space provides ample room for both dining and relaxing, with excellent natural light and direct access onto the balcony.

A particular highlight is the impressive 22 ft private balcony, which spans the width of the apartment and can be accessed from both the reception room and bedroom. With its attractive canal outlook, this substantial outdoor space is perfect for relaxing, entertaining or enjoying the waterside setting.

Hemmingfords

Kingsland Road, E8

Approximate Gross Internal Area = 41.67 sq m / 448.60 sq ft

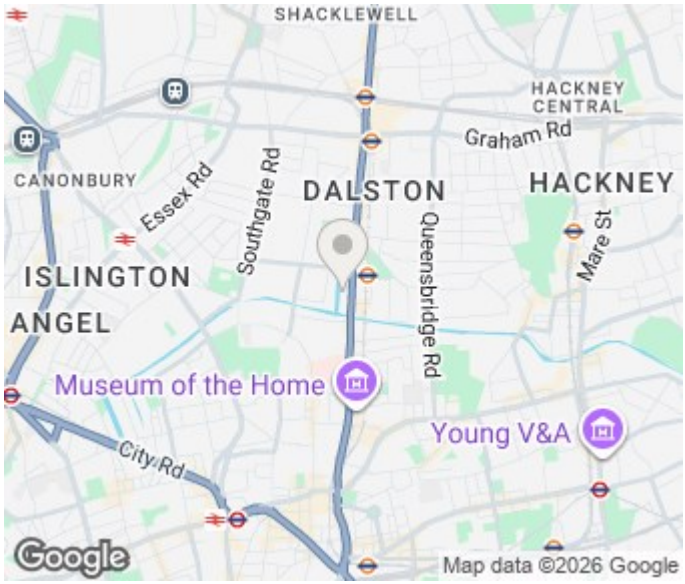


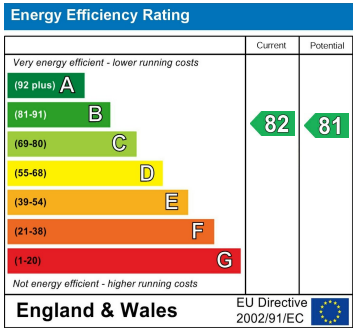
Fourth Floor

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This plan is for layout guidance only and is not to scale unless stated, All dimensions, including windows, door, fittings, and the total area, are approximate measurements, produced by a RICS Certified Property Measurer





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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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