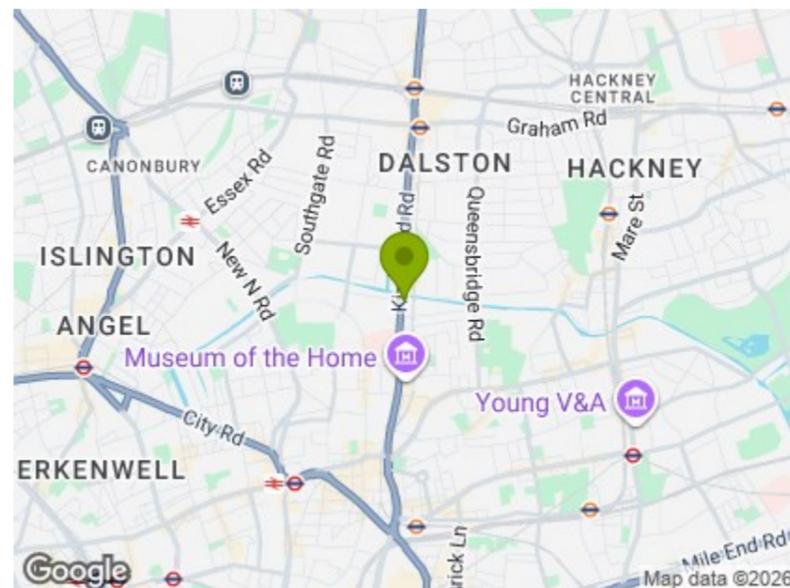


Total Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup> (excluding void, balcony)  
 All measurements are approximate and for display purposes only



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		77	80
		EU Directive 2002/91/EC	



## KINGSLAND ROAD, HACKNEY

£2,350 Per Calendar Month  
 1 Bed Flat



### Features:

- One Bedroom Apartment
- Filled With Natural Light
- Private Balcony
- Wood Floors
- Double Height Ceiling
- Overlooking Regents Canal

This is a fantastic opportunity to make your home in a beautifully finished one-bedroom apartment, perfectly positioned between Shoreditch, Dalston, Hoxton and De Beauvoir Town, right by the Regent's Canal.

Set on the third floor, the immaculate home offers 580 square feet of immaculate living space, complete with a private balcony and mezzanine bedroom. It's an exceptional home in an envy-inducing location.

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 0203 397 2222

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#### IF YOU LIVED HERE...

Thanks to its immaculate condition, you can settle in straight away and start welcoming friends to your beautiful new apartment, you'll be keen to show it off.

The carefully considered finish, with its blend of neutral tones and natural wood, works in harmony with features such as pendant lighting and smart fittings, making it easy to feel at home from day one.

Step into the hallway, where you'll find a convenient utility/storage area, along with access to the modern bathroom, bedroom and open-plan living/kitchen space. This spectacular, almost double-height room is flooded with natural light from large windows. The kitchen occupies one side, with sleek units, integrated appliances and a handy breakfast bar subtly dividing the space. There's plenty of room for both dining and lounging, making it ideal for relaxing or entertaining.

The bedroom suite sits on a mezzanine level, overlooking the main living area and enhancing the sense of space. Soft carpeting adds comfort underfoot, while built-in storage keeps things practical.

The private balcony is a fantastic bonus, generously sized and perfect for making the most of warmer days.

Head outside and you'll find yourself in the heart of dynamic of East London - an area that attracts visitors from around the globe, but that you can call your home. As well as fantastic bars and restaurants, you've got plenty of green space, including Haggerston Park and Shoreditch Park in opposite directions. Nearby, you'll also find the charming Museum of the Home, set in beautiful gardens with a lovely cafe. Within a stone's throw (literally), the Regent's Canal meanders by, creating a calm mood amongst the hustle and bustle.

As well as being home to such iconic institutions, this area is constantly evolving, so exploring will never get boring. Get ready for a busy time ahead!



#### WHAT ELSE?

- Eight minutes away, Hoxton station sits on the Windrush Line between Haggerston and Shoreditch High Street. The area is also served well by bus routes, and as it's so central, walking is incredibly easy (especially to the city).
- You're spoilt for choice with pubs and bars, but Signature Brew Haggerston would be a good first stop, with its excellent beer and music. Then try a pint at the brilliantly traditional Duke of Wellington.
- You have to get to Columbia Road Flower Market early to skip the crowds of tourists, but that's not a problem for you since you live so nearby. Grab a takeout from one of the many fantastic coffee shops and soak of the scenes, knowing you can escape if it gets too much.

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**Kitchen / Reception Room**

11'9" x 20'2"

**Bathroom**

7'10" x 6'0"

**Mezzanine Bedroom**

11'9" x 10'10"



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