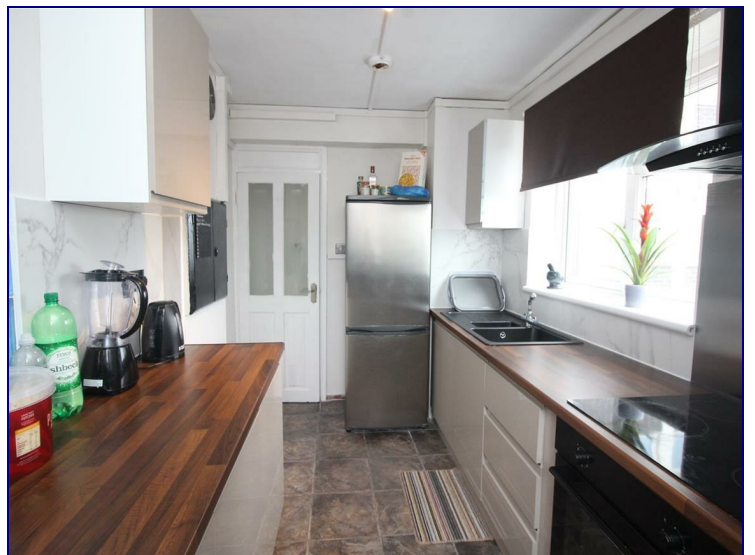




[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

**Paragon Road, London, E9 6PQ**



**£1,900 Per Month**

Kings Group are proud to present this fantastically well located two bedroom flat in the heart of Hackney Central. The property is situated on the 12th floor with a lift servicing all floors. The property consists of two double bedrooms as you walk in on your right hand side. On the left you have a three piece bathroom which has space for a washing machine. Towards the end of the hallway you have a spacious kitchen with wall and base units . The large reception room can also accommodate dining and features a Juliette balcony offering stunning views across London. The best point in our opinion is the location as its within walking distance to Hackney Central Station which is 0.2 miles walk and you will also find an abundance of local bars and restaurants. The property is in our opinion in an immaculate condition and would be an ideal investment or first time buy!

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#### **Downstairs Bathroom** **7'8" x 8'9" (2.347 x 2.670)**

Double glazed window to front aspect, coving to ceiling, panel enclosed bath with mixer tap and shower attachment within, wash hand basin, low level flush w.c, tiled walls and tiled flooring.

#### **Reception Room** **15'0" x 11'2" (4.589 x 3.406)**

Double glazed window and door to rear aspect, television point and power point,

#### **Kitchen** **6'10" x 13'4" (2.106 x 4.068)**

Double glazed window to front aspect, coving to ceiling, single radiator, electric hob and cooker, chimney extractor, space for fridge freezer, television point, telephone point, tiled splash backs and tiled flooring.

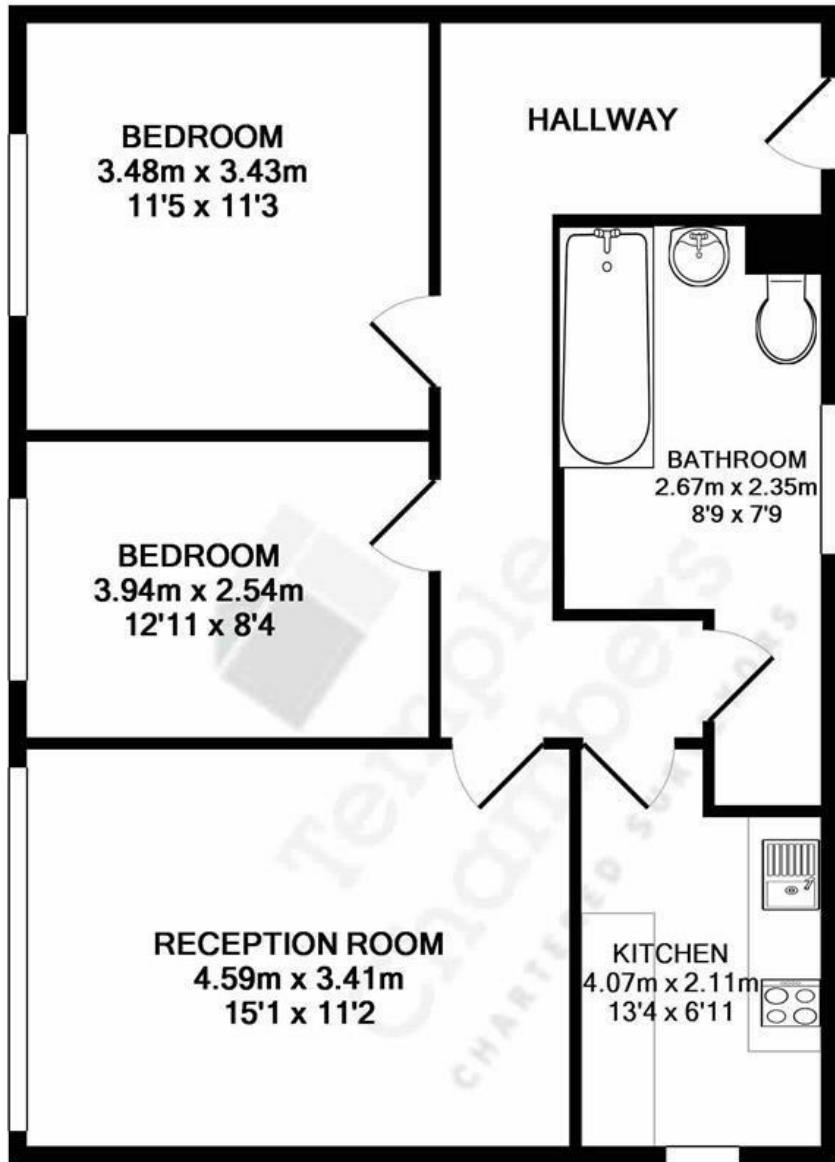
#### **Bedroom One** **11'4" x 11'3" (3.476 x 3.430)**

Double glazed window to rear aspect, coving to ceiling, single radiator, fitted wardrobes and power point.

#### **Bedroom Two** **8'3" x 12'10" (2.535 x 3.936)**

Double glazed window to rear aspect, coving to ceiling, single radiator, fitted wardrobes and power point.





TRELAWNEY ESTATE, PARAGON ROAD  
TOTAL APPROX. FLOOR AREA 62.8 SQ.M. (676 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

