



Kingsland Road, Haggerston, E2

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## Superb one bedroom ground floor apartment set within an impressive gated building close to Shoreditch and Hoxton. Offered unfurnished and available from 30th November 2022



- One Double Bedroom
- Very Well Connected
- Dual Aspect Living Room
- Unfurnished
- Wonderful Ground Floor Apartment
- Envious Social Location
- Imposing Gated Building
- Available 30th November 2022

Superb one bedroom ground floor apartment set within an impressive gated building close to Shoreditch and Hoxton.



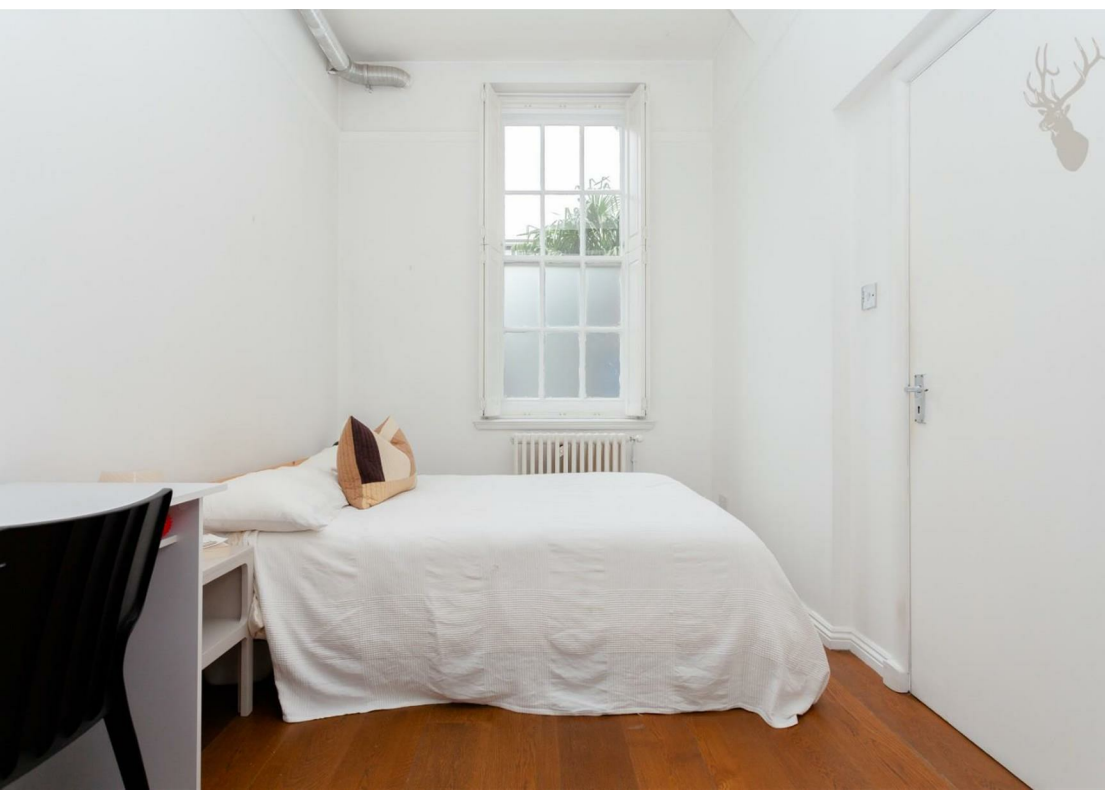
Comprising of a bright dual-aspect reception/kitchen with large sash windows, a double bedroom with fitted storage and a contemporary en-suite shower room, this characterful property would suit a single professional or couple.

Perfectly located for a number of local hot spots, including the fashionable Broadway Market, London Fields, Shoreditch and Hoxton, this property is also well positioned for numerous transport links, including Haggerston station (Overground) which is just moments away. Positioned behind gates just off Kingsland Road, the property further benefits from a communal reception area and a wonderful community spirit within the building.

Offered unfurnished and available from 30th November 2022

Hackney council tax band C  
EPC rating D

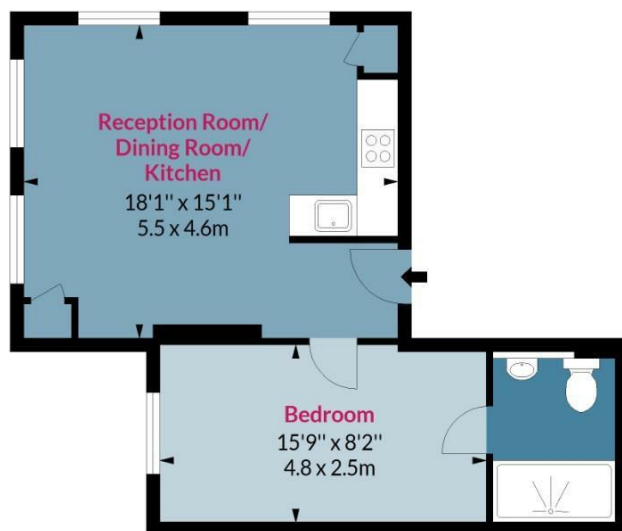




## Kingsland Road, E2

Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M

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### Ground Floor

Floor Area 456 Sq Ft - 42.36 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 3/10/2022

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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