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

Regents Court, Pownall Road, London, E8 4QD  
Offers In Excess Of £390,000

- Two Double Bedrooms
- Beautiful Views of The River Lea
- Fully Double Glazed
- Total Floor Area: 58 SQ. M
- Lease Term: 105 Years (approx)

Kings Group are pleased to present Pownall Road, E8 to the market. A purpose built flat with 106 years left on the lease and is in a culturally diverse area of London. The property is on the fourth floor two bedroom apartment with an open plan kitchen and living area, bathroom and W.C. This property is in good condition fully double glazed and has economy 7 heating, it also benefits from with a lift and concierge.

EPC Rating: D

Total Floor Area: 648 Square. Feet.

Pownall Road, E8 is moments from Haggerston Park for some entertaining days out. The property offers great transport links as it is within a mile of Haggerston, Cambridge Heath and Hoxton Station allowing easy access to the city, as well as bus routes to multiple locations.

The property is very close to Queensbridge Road offering a multitude of local amenities, places to eat and to shop, as well as bars and restaurants to enjoy. It is also very close to London Fields and Cambridge Heath Road.

#### Communal Entrance

#### Communal Hallway

#### Entrance Hallway

#### Through Lounge

#### 14'10" x 11'4" (4.54m x 3.47m)

Double glazed window to front aspect, double radiators, stripped wooden flooring, phone point, TV aerial point and power points.

- Economy 7 Heating
- Lift and Concierge
- \*\*Chain Free\*\*
- EPC Rating: D

#### Kitchen

#### 11'0" x 6'8" (3.37m x 2.05m )

Double glazed window to side aspect, tiled splash backs, a range of base and wall units with flat top granite effect work surfaces, integrated cooker, gas oven, gas hob, integrated chimney style extractor, sink drainer unit, plumbing for washing machine, phone point and power points.

#### Bedroom One

#### 12'0" x 9'9" (3.67m x 2.99m)

Double glazed window to front aspect, single radiator, stripped wooden flooring, built in wardrobes, TV aerial point and power points.

#### Bedroom Two

#### 11'1" x 9'2" (3.39m x 2.81m)

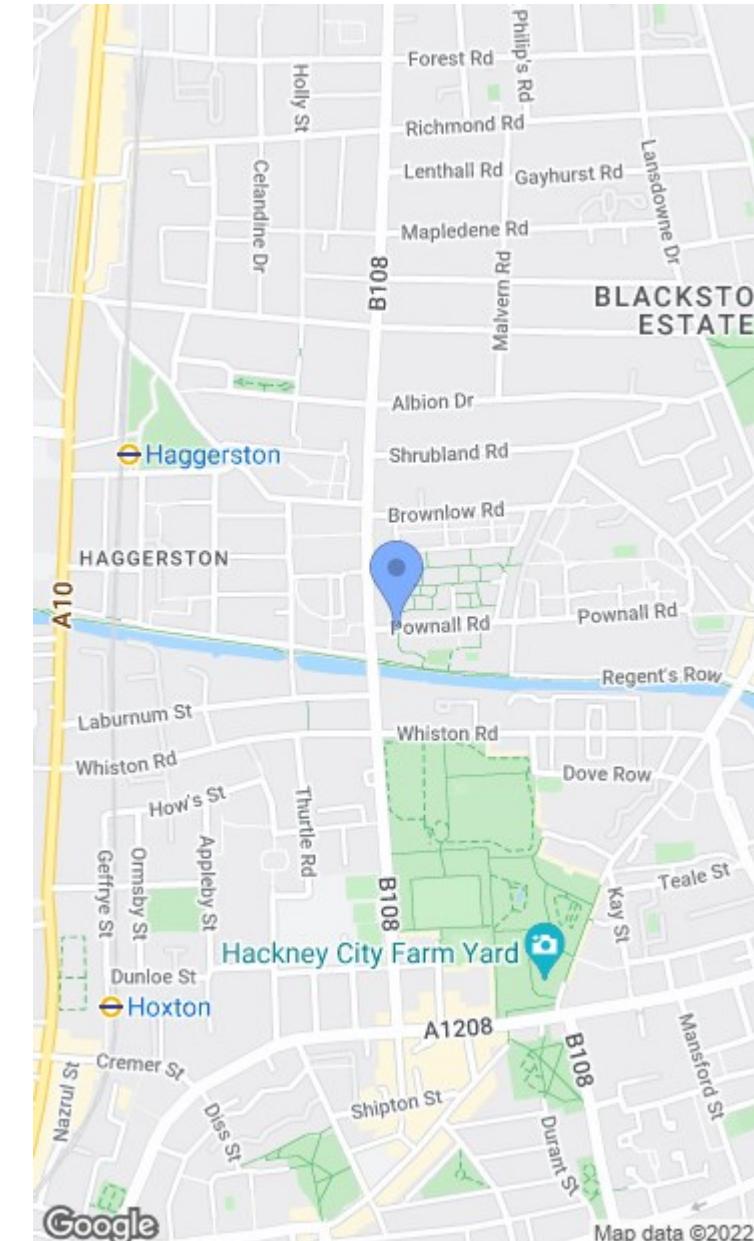
Double glazed window to front aspect, single radiator, stripped wooden flooring, TV aerial point and power points.

#### Bathroom

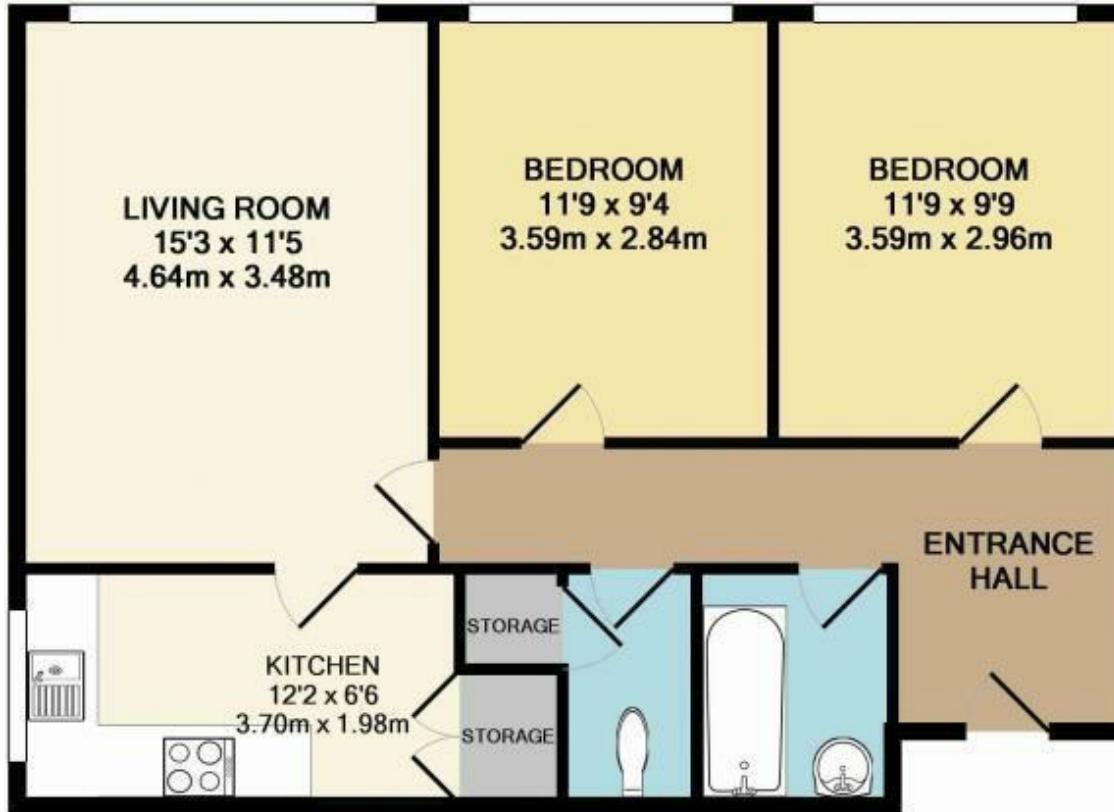
Double glazed window to rear aspect, part tiled walls, tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment and hand wash basin with mixer tap.

#### W.C

Double glazed window to rear aspect, part tiled walls, tiled flooring and low level W.C.







TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 SQ.M.)

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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