

**Kingsland Road E8**  
£625,000 share of freehold

**CLUTTONS**



**A superb split-level two-bedroom apartment set within an attractive period-style building, moments away from Haggerston station.**

This beautifully presented neo-Victorian apartment comprises of an open-plan living room and kitchen arrangement on the ground floor. On the lower ground floor there is a three piece bathroom suite and two double bedrooms, both of which extend on to small patio areas.

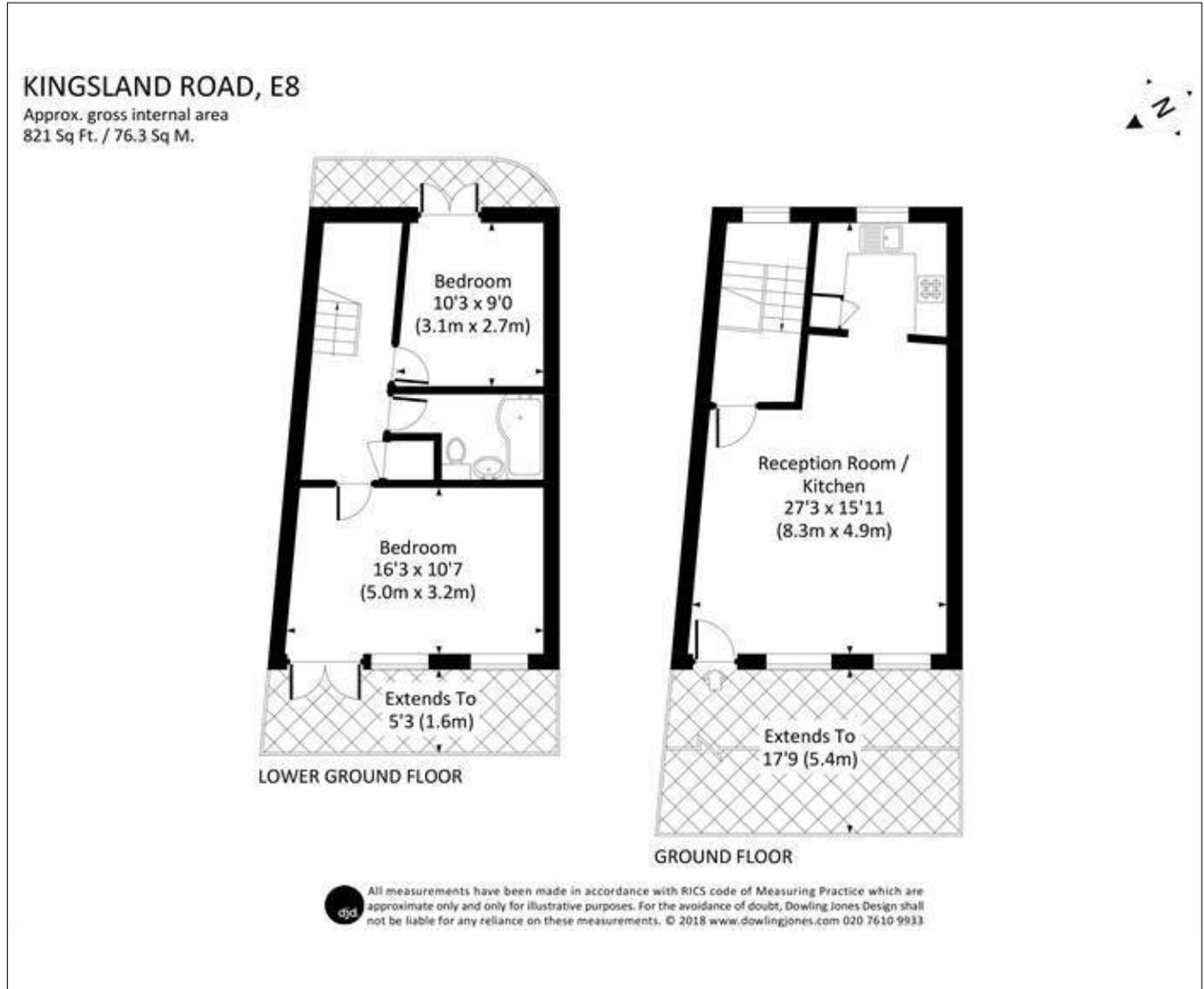
There is an abundance of period features such as large windows and cornice in the property. The flat has been refurbished by the current owner and is smartly presented with a modern interior occupying over 820sqft.

Kingsland Road benefits from a wide range of amenities. Shoreditch, with it's fashionable selection of shops, bars and restaurants is also easily accessible.

Haggerston and Dalston Junction stations (Overground

network) are within easy reach and provide excellent access to the City and Canary Wharf via the Juilee line. Kingsland Road, Essex Road and Southgate Road offer excellent bus connections to the City and beyond. Bus services on Balls Pond Road also provide easy access to Highbury & Islington (Victoria & Mainline services) and Angel (Northern line) stations.

The property is currently tenanted on an Assured Shorthold Tenancy until January 2020 at £400p/w.



Approximate gross internal area:  
821 sq ft (76.3 sq m)  
EPC rating: C | Ref: XXX000000



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For further details contact

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