

**Kingsland Road,
London
E2**



A west facing , second floor one bedroom apartment which has access to a large decked roof terrace. The apartment offers plenty of charm to include exposed brick walls, a exposed steel girder within the sleeping area, wood floors, period style radiators and large windows. Cleverly designed the apartment features open living, a sleeping area and a bathroom.

The apartment below is also available to purchase which would provide the opportunity to potentially combine the two apartments to make a duplex apartment which would be subject to the usual consents.



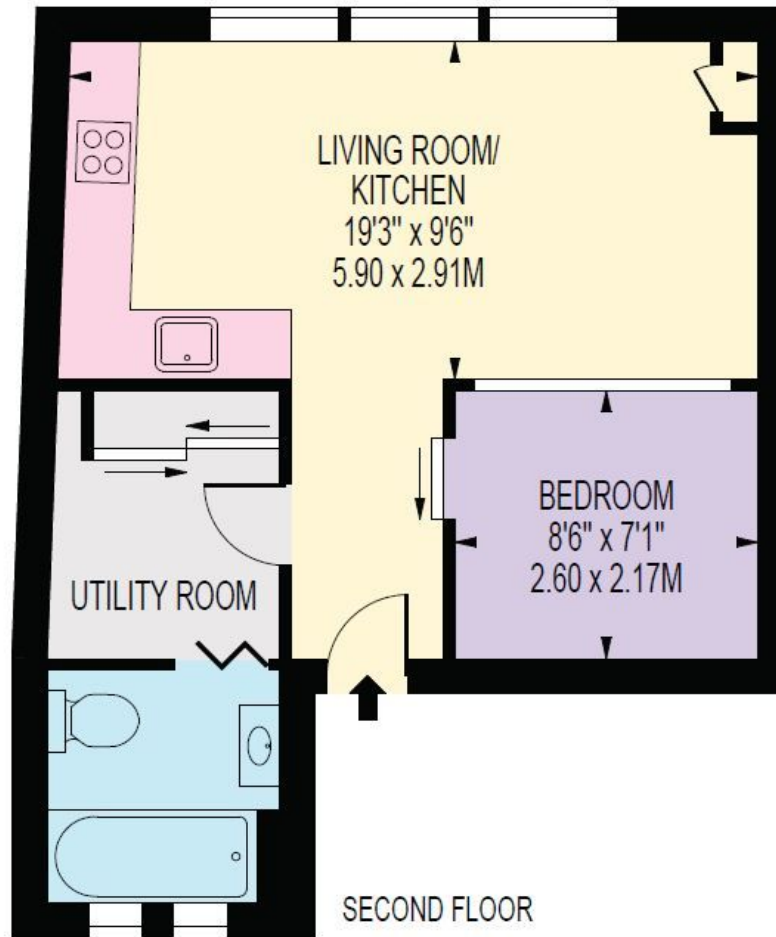
Kingsland Road is on the cusp of the famous Shoreditch Triangle and the closest stations are Haggerston and Hoxton, which form part of the London Overground. Liverpool Station is also within easy reach which will be on the Elizabeth Line and provides access to Stansted airport.

The Circle, Metropolitan Hammersmith and City line as well as the Central line also are available. There are also a number of bus routes which provide swift access to London Fields, The City and the West End, the bars, restaurants and clubs that this vibrant neighbourhood have to offer are with close proximity and this apartment would make a fantastic first time purchase.



KINGSLAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 386 SQ FT - 35.84 SQ M



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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