



## Sixth floor one bedroom apartment with a balcony

**Kingsland Road, Hackney, London, E8**

£1,500 pcm plus fees apply, Furnished, Part Furnished  
Available from 27.01.2021



- One bedroom
- Sixth floor
- Balcony with stunning views
- Canal close by
- Close to Haggerston Overground Station

#### Local Information

Canal Wharf is perfectly situated for the bars, restaurants and amenities of Dalston, Broadway Market, Hoxton and Shoreditch. The cafes found along the Regent's Canal towpath are also close by. Haggerston Overground Station is moments away, offering swift access to the City, Canary Wharf and the West End. There are also excellent and frequent bus routes on Kingsland Road.

#### About this property

The property is set behind private gates and offers a quiet, peaceful and private residency. Accommodation comprises a double bedroom with built in wardrobe, modern bathroom and an open plan reception/kitchen with direct access to a bright, east facing balcony with stunning views over Haggerston and Dalston.

#### Furnishing

Furnished, Part Furnished

#### Local Authority

Hackney Council  
Council Tax Band = C

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Lettings Office.  
Telephone: +44 (0)20 3889 6177.







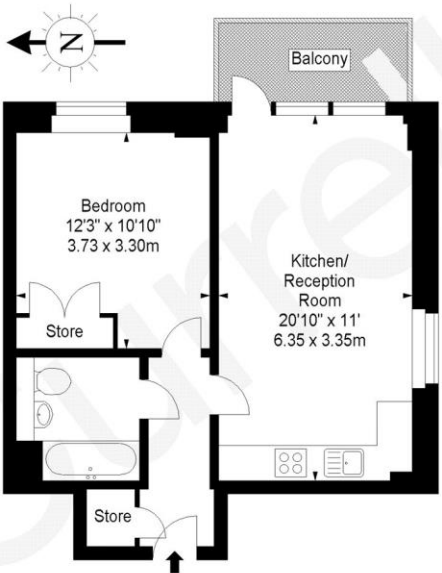


Kingsland Road, Hackney, London, E8  
Gross Internal Area 482 sq ft, 44.8 m<sup>2</sup>

 |  savills | savills.co.uk


**Chloe Sachikonye**  
Hackney Lettings  
**+44 (0)20 3889 6177**  
chloe.sachikonye@savills.com

Canal Wharf,  
Kingsland Road, E8  
Approx. Gross Internal Area \*  
482 Ft<sup>2</sup> - 44.78 M<sup>2</sup>



Sixth Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale  
© Inside Photography Ltd.  
Tel 07850 620 122, 0207 263 2188  
www.ipinteriors.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	81	81
(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, Scotland & Wales		EU Directive 2002/91/EC 	

**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20210118KAW

