



## Large split-level penthouse apartment in modern development

**Kingsland Road, Hackney, London, N1**

£775 pw (£3,358.33 pcm) plus fees apply, Unfurnished  
Available from 05.09.2020

savills

Penthouse  
Three large double bedrooms  
Large open plan reception/kitchen  
Split-level apartment  
Views of Regent's Canal  
Moments from Haggerston Overground

#### Local Information

The property is conveniently located close to all the amenities Haggerston, De Beauvoir & Dalston has to offer.

The nearest station is Haggerston Overground and there are numerous bus routes from Kingsland Road.

#### About this property

Arranged over the third and fourth floor, accommodation comprises of hallway, an open plan kitchen/reception, three large double bedrooms & three modern bathrooms. This is a rare opportunity to rent such a large property in the heart of Haggerston (1456 sq. feet).

#### Furnishing

Unfurnished

#### Local Authority

London Borough of Hackney  
Council Tax Band = D

#### Energy Performance

EPC Rating = D

#### Viewing



All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Lettings Office.  
Telephone: 020 3889 6177





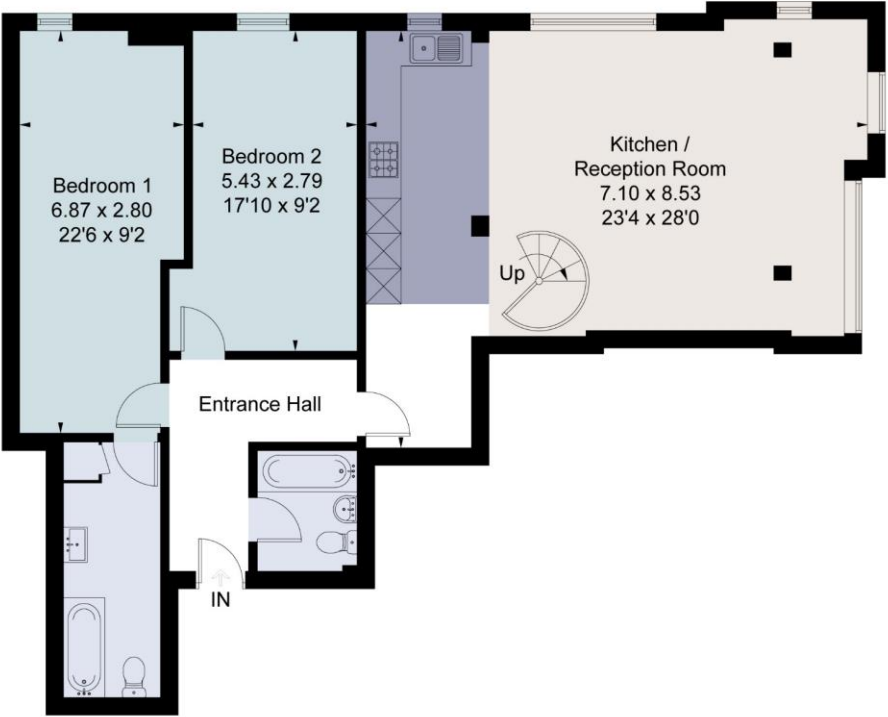


Kingsland Road, Hackney, London, N1  
Gross Internal Area 1456 sq ft, 135.3 m<sup>2</sup>

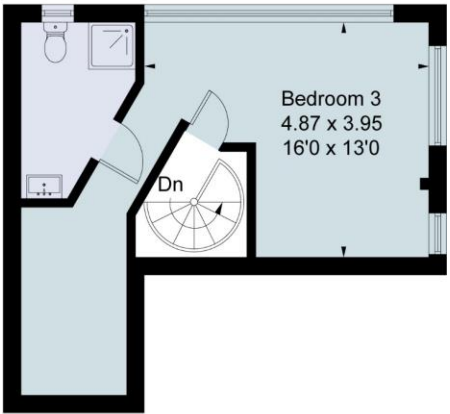
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**Sam McGhee**  
Hackney Lettings  
**0 20 3889 6177**  
sam.mcgee@savills.com

Approximate Area = 135.3 sq m / 1456 sq ft  
Including Limited Use Area (0.7 sq m / 7 sq ft)  
For identification only. Not to scale.  
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Third Floor



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      | 65        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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\*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.  
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