



Three double bedroom duplex property on Kingsland Road

Nightingale House, Kingsland Road, Shoreditch, London, E2

£450 pw (£1,950 pcm) plus fees apply, Furnished
Available from 30.11.2020

savills

- Three bedrooms
- Split level
- Balcony
- Furnished
- Great location

Local Information

Located in a small purpose built block located in Hoxton on Kingsland Road. The property is well located for the shops, restaurants and bars of Shoreditch. The closest station is Hoxton with Old Street the closest underground station.

About this property

The property is arranged over the second and third floors and has a good sized reception room opening out onto a small terrace, a separate modern kitchen with upstairs featuring three good size double bedrooms and a bathroom.

Furnishing

Furnished

Local Authority

Hackney Borough Council
Council Tax Band = B

Energy Performance

EPC Rating = D

Viewing

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

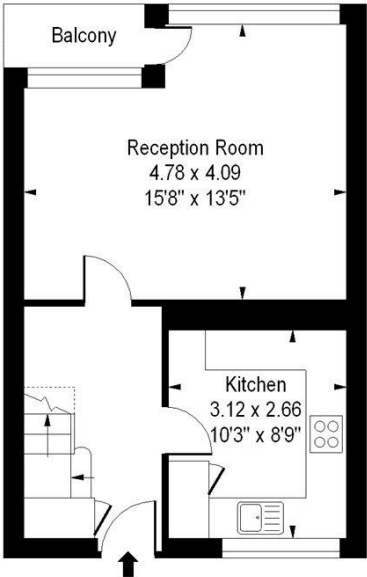




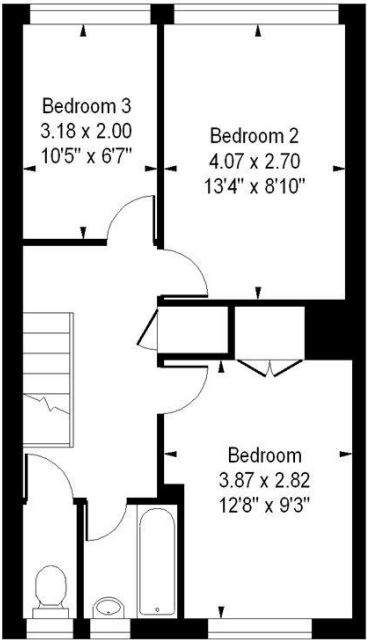
Nightingale House, Kingsland Road, Shoreditch, London, E2
Gross Internal Area 837 sq ft, 77.8 m²

Nightingale House,
Kingsland Road, E2

Approximate Gross Internal Area = 837 sq ft / 77.76 sqm



Second Floor



Third Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
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.
Hard copy available on request. . 20201126KAW

