



Stunning split level loft style apartment

Kingsland Road, Hackney, London, E8

£725,000 Leasehold



Split level live/work space with mezzanine
Open plan kitchen/reception
Beautifully refurbished by the current owners
Balcony
Popular location

Local Information

Conveniently located for Haggerston Overground and the many bus routes serving Liverpool Street and the City found on Kingsland Road. The extensive selection of shops, bars & restaurants found in Shoreditch, Dalston and Haggerston are also within easy reach.

About this property

An immaculate split level, live/work apartment, situated on the third floor of this modern loft style development situated on the Kingsland Basin. The current owners have refurbished the property throughout, to include a bespoke Mobalpa Kitchen with quartz countertop and Bosch appliances, floating bookshelf with ladder, new floors, bathroom with marble tiling and heated floor and custom made blinds. This property is undoubtedly one of the best examples we have seen within the development. The space is arranged over approx. 928 sq ft and offers light in abundance due to double height windows and a desired south facing aspect. An open plan, flexible way of living, the reception/kitchen provides a wonderful place to entertain, with access out to the balcony. Further accommodation includes one double bedroom with built in storage and a substantial mezzanine level.

Tenure

Leasehold

Local Authority

Hackney Council

Energy Performance

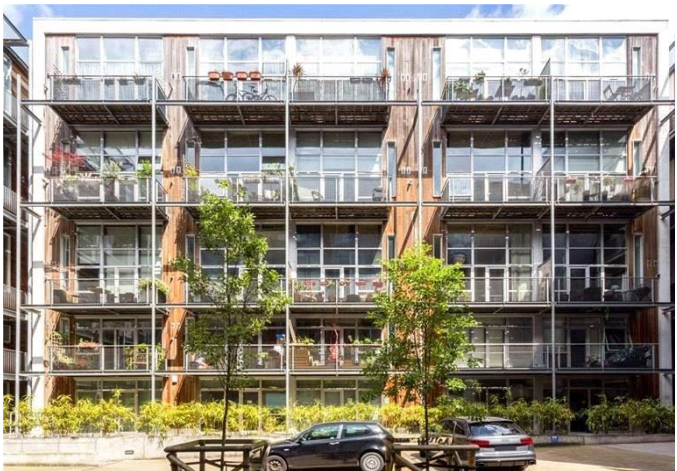
EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111





Kingsland Road, Hackney, London, E8
Gross Internal Area 928 sq ft. 86.2 m²

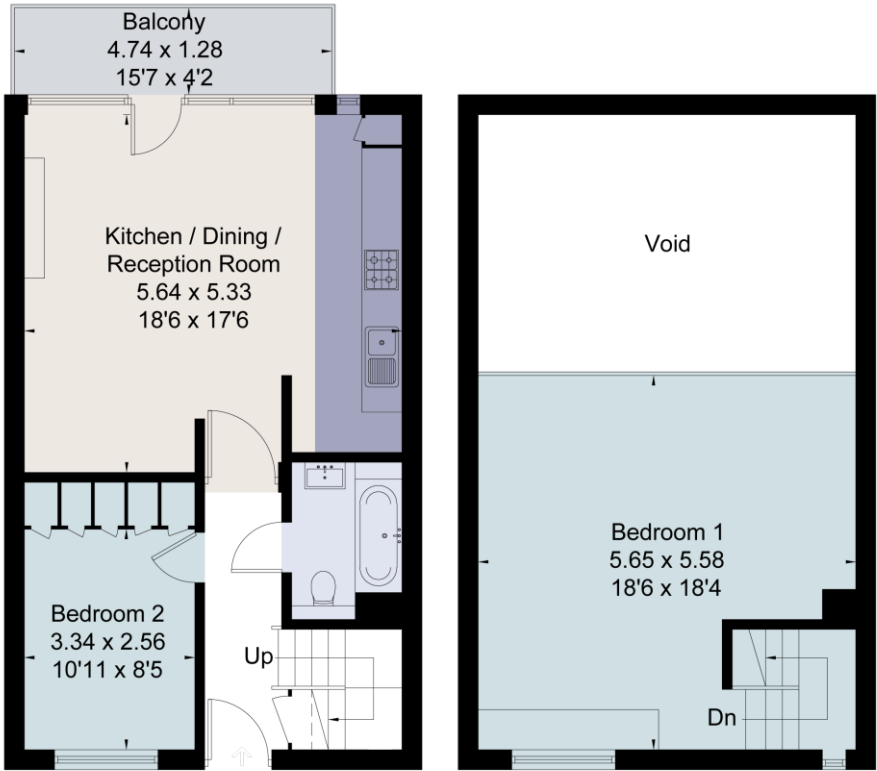


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Approximate Area = 86.2 sq m / 928 sq ft (Excluding Void)
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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Third Floor

Mezzanine

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+) A		
(81-91) B		
(69-80) C	77	77
(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		

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