



# A characterful news house in a desirable development

**Perseverance Works, 38 Kingsland Road, London, E2**

£3,000 pcm plus fees apply, Furnished  
Available from 27.01.2021





- Characterful features
- 24/7 security
- South facing terrace
- Picturesque communal courtyard
- Parking

#### Local Information

Perseverance Works is a gated development set in the heart of Shoreditch that's protected by 24 hour security and CCTV. The development was recently given a local heritage listing and is home to a collection of creative businesses, as well as having a limited number of residential dwellings on-site. An incredibly picturesque setting located within the Kingsland Conservation Area, converted warehouses and workshops surround a pretty, cobbled courtyard that has an on-site coffee stall throughout the year.

Located around 5 minutes walking distance from Shoreditch High Street and Hoxton stations, Old Street and Liverpool Street stations are also within easy reach. A vast selection of shops, bars and restaurants are on the doorstep and Columbia Road, Brick Lane, Spitalfields and the City are all within walking distance.

#### About this property

A stunning two bedroomed live/work mews house boasting an amazing open-plan reception/kitchen with vaulted ceilings, exposed brickwork and doors to a south facing roof terrace. Entered on the ground floor from either the communal courtyard or via Cotton's Gardens, the property comprises spacious open-plan reception room/kitchen featuring plentiful entertaining space, well proportioned main bedroom with en suite shower room, one further bedroom/study/office room, separate contemporary bathroom, decked roof terrace and entrance hall. 100mb symmetrical fibre optic connection is preinstalled to the property and can be continued on a rolling monthly contract.

#### 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 Shoreditch Lettings Office.  
Telephone: +44 (0) 207 578 6222.









Perseverance Works, 38 Kingsland Road, London, E2  
Gross Internal Area 830 sq ft, 77.1 m<sup>2</sup>



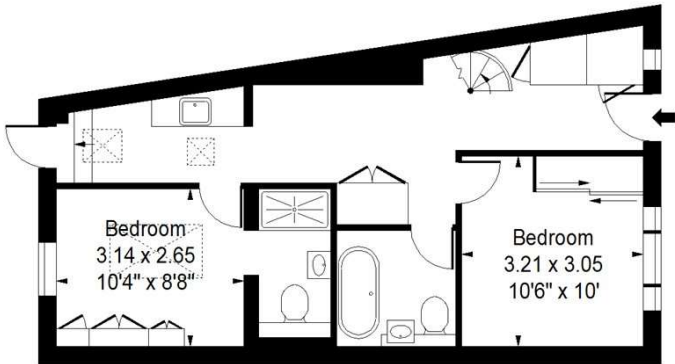
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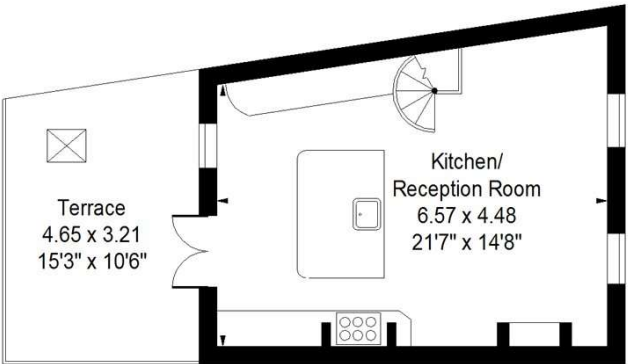
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**Perseverance Works,  
Kingsland Road, E2**

Approximate Gross Internal Area = 830 sq ft / 77.11 sqm  
Approximate Terrace Area = 163 sq ft / 15.14 sqm



**Ground Floor**



**First Floor**

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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. . 20210127CLO



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