



For Sale

House - Terraced

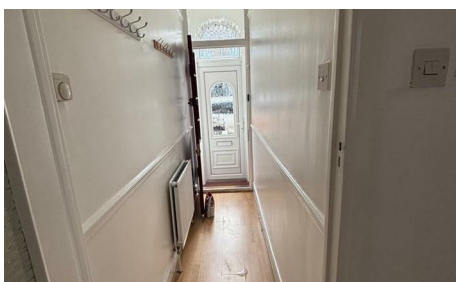
Kingsland Road | London | E13

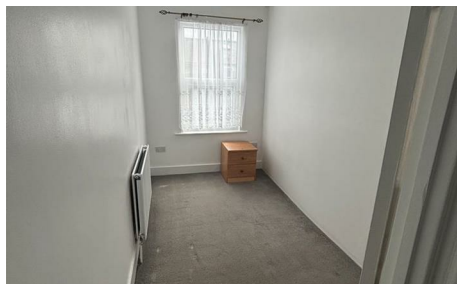
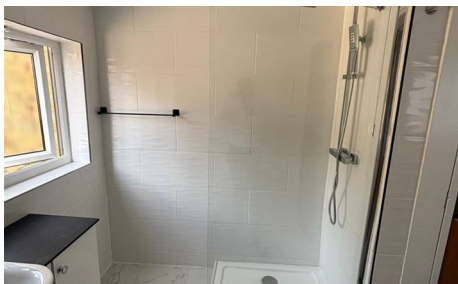
£2,150 Per Month |

1 Reception | 2 Bedroom | 1 Bathroom

- Spacious 2 Bedroom Terraced House
- Through Lounge
- Separate Study
- Private Rear Garden
- Part Furnished
- Gas Central Heating
- Close to Local Amenities
- Call for Viewings on 0203 002 6769

FREEDOM TO MOVE





Nestled on the vibrant Kingsland Road in London, this charming new build property offers a delightful blend of modern living and comfort. Spanning approximately 710 square feet, this spacious terraced home features two generously sized double bedrooms, making it ideal for families or professionals seeking extra space.

Upon entering, you are welcomed into a bright and airy through lounge, perfect for both relaxation and entertaining. The layout flows seamlessly, creating an inviting atmosphere throughout. The property also boasts a separate study, providing a quiet space for work or study, which is increasingly valuable in today's world.

One of the standout features of this home is the good-sized private rear garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

With its prime location on Kingsland Road, residents will benefit from easy access to local amenities, transport links, and the vibrant culture that London has to offer.

This property is a wonderful opportunity for anyone looking to make a home in one of London's most sought-after areas. Don't miss the chance to view this delightful residence and experience all it has to offer.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.