



**KENNINGHALL ROAD, HACKNEY, LONDON, E5**  
**£1,200 PER MONTH FURNISHED**

**EPC - B**

## **FANTASTIC ONE BEDROOM APARTMENT!**

**ONE BEDROOM APARTMENT | DOUBLE BEDROOM | CLOSE TO TRANSPORT LINKS | AVAILABLE NOW | EARLY VIEWINGS RECOMMENDED**

**Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)**

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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## DESCRIPTION:

Winkworth are pleased to offer this lovely bright and well-presented one double bedroom property. The property comprises of bright double bedroom, large open plan living room with fitted kitchen area and fully fitted bathroom. Located in a popular residential road close to shopping and transport facilities of Upper and Lower Clapton Road, close to Clapton BR station and the open spaces of both Millfields and Hackney Downs. Equidistant to Cosmopolitan Stoke Newington with its further array of transport and shopping facilities, restaurants and Rectory Road BR station with swift access to the city.

Book now to view!

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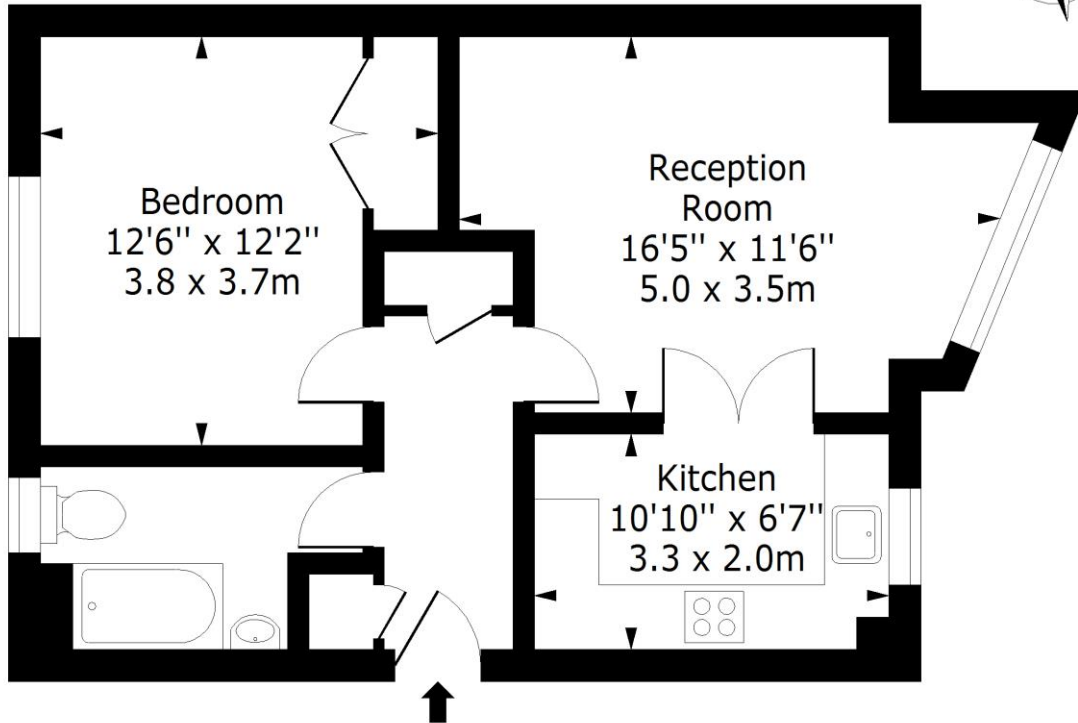
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# Kenninghall Road, E5

Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M



## Third Floor

Floor Area 504 Sq Ft - 46.82 Sq M

For Illustration Purposes Only - Not To Scale

[www.lpaplus.com](http://www.lpaplus.com)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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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