



**SODA STUDIOS, KINGSLAND ROAD, LONDON, E8**  
**'OFFERS IN EXCESS OF' £575,000 LEASEHOLD**

## **A FANTASTIC TWO DOUBLE BEDROOM APARTMENT NEXT TO KINGSLAND CANAL**

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

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## DESCRIPTION:

Being offered Chain Free is this very well proportioned two-bedroom apartment in the desirable Haggerston area. The development is situated close to canal and on Kingsland Road, offering fantastic walks and easy access into the City.

The property comprises spacious entrance hall, family bathroom with three-piece suite, master bedroom with plentiful wardrobe space, a equally sized second double bedroom and a spacious open plan kitchen/living room. The kitchen area has built in appliances including; electric hob/oven, washing machine, dishwasher and fridge freezer. The property also benefits from wooden flooring, secure fob access and a lift.

Haggerston and Hoxton overground stations are within easy walking distance you are also within reach of Dalston Junction and Old Street (Northern Line and National Rail) you also have fantastic bus links giving access across London. Being so close to Hoxton Square, Old Street and Shoreditch you have an array of local amenities, boutique shops, pop ups, cafes, bars and restaurants.

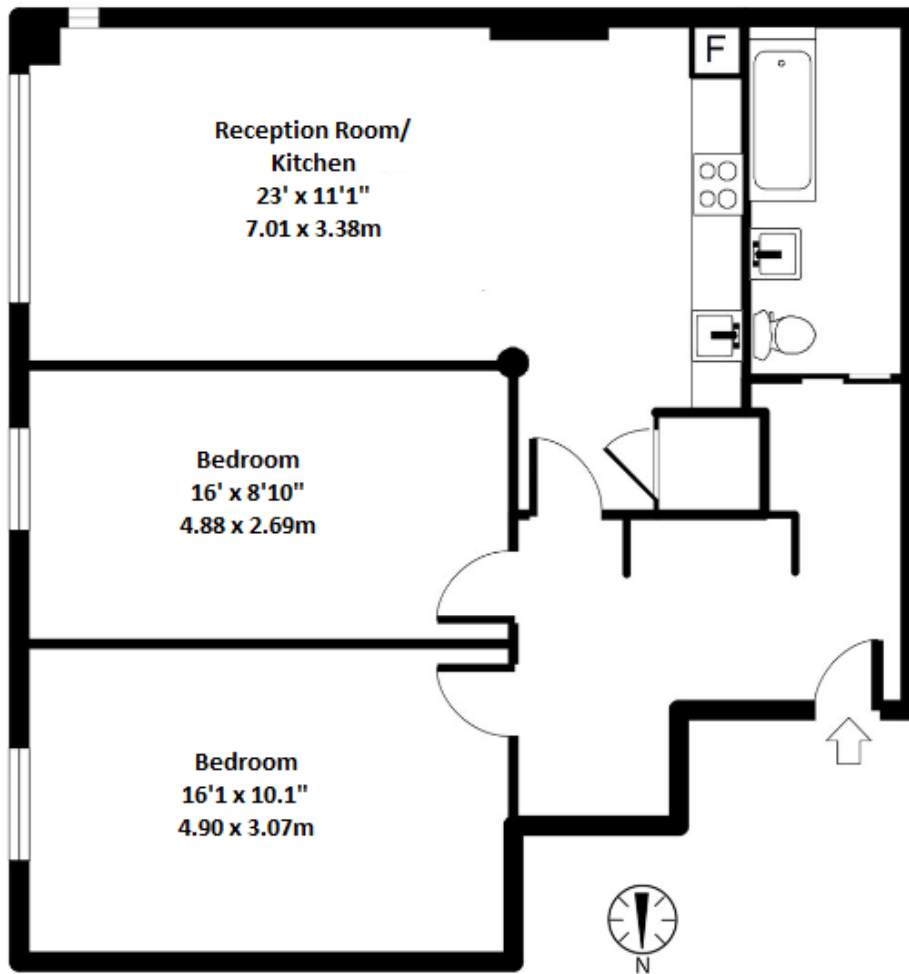
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# Kingsland Road, E8

## Second Floor



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	
	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	70
(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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