



**FLAT 7, KINGSLAND ROAD, LONDON, E8**  
**£1,625 PER MONTH FURNISHED**

## A BEAUTIFUL TOP FLOOR FLAT IN A GEORGIAN TERRACE

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

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:

A beautiful and modern two-bedroom apartment, set in a delightful Georgian residence.

At 575 sq.ft this apartment is presented in immaculate condition throughout and comprises entrance hallway with a light and airy open plan reception/kitchen area. The kitchen benefits from an integrated oven with electric hob and extractor over, free standing washing machine and dishwasher. The property concludes of two bedrooms, one double and the other being a good sized single, and a white family bathroom suite.

This property is being offered to the market in excellent condition and would make an ideal home for a professional couple who are working within the city.

Conveniently located close to a variety of local cafe's, bars, restaurants and local boutiques that Victoria Park Village has to offer. Broadway market is also just moments away. The open green spaces of Well Street Common and Victoria Park are in close proximity as well as a variety of transport links into the City.

Naturally early viewings are recommended!

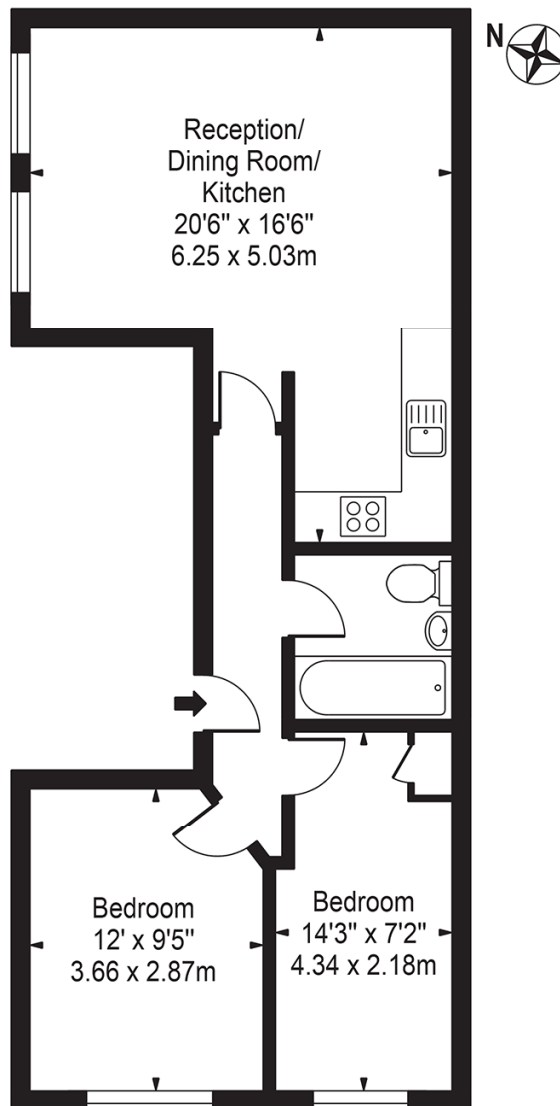
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# Kingsland Road

Approx. Gross Internal Area 575 Sq Ft - 53.42 Sq M



## Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	47
F (21-38)	57
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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