



KINGSLAND ROAD, LONDON, E8  
'OFFERS IN EXCESS OF' £585,000 SHARE OF FREEHOLD

## A BEAUTIFUL, TWO DOUBLE BEDROOM, SPLIT LEVEL PERIOD CONVERSION IN HACKNEY, E8.

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## DESCRIPTION:

A spacious, two double bedroom set across the lower ground and ground floor of this handsome Georgian building in Hackney, E8. Standing well in excess of 700sqft, upon entering through the front door, you are welcomed into a wonderfully bright west-facing reception room with beautiful sash windows. The rear of the building occupies a fully equipped kitchen with ample worktop space and plentiful cupboard space. The lower ground floor occupies two genuine double bedrooms, the master bedroom benefitting from access to a private patio space. The property is completed with a modern family bathroom with white three-piece suite, and further benefits from off street gated parking.

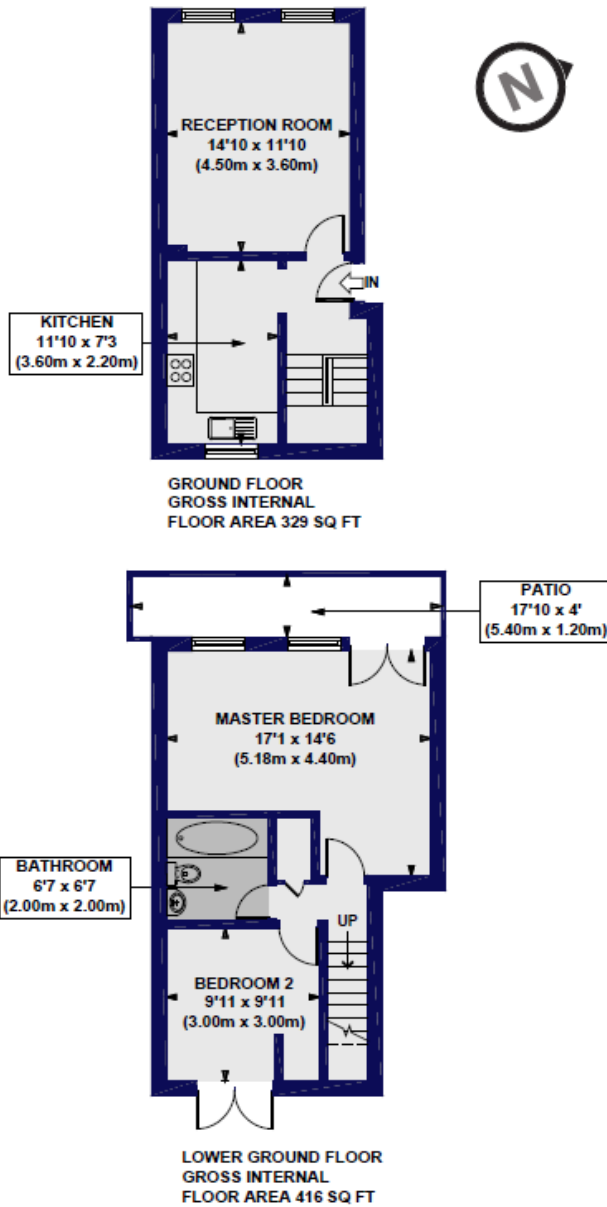
This property is ideally positioned on the edge of De Beauvoir and Dalston, offering easy access to Haggerston, Dalston/Kingsland, and Dalston Junction stations on the London Overground. The area is rich with a variety of shops, bars, and restaurants, including being a short distance from the well-known De Beauvoir Deli. Convenient bus routes are available on Kingsland Road, Southgate Road, and Essex Road. The lively neighbourhoods of Hoxton and Shoreditch, along with National Rail services at Angel Islington and Victoria Line connections at Highbury & Islington, are all within a short distance.

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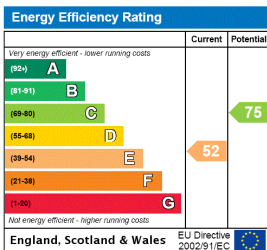
Kingsland Road, E8  
 Approx. Gross Internal Floor Area 745 sq. ft / 69.21 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



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.



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