



KENT COURT, LONDON, E2

E2 8NU

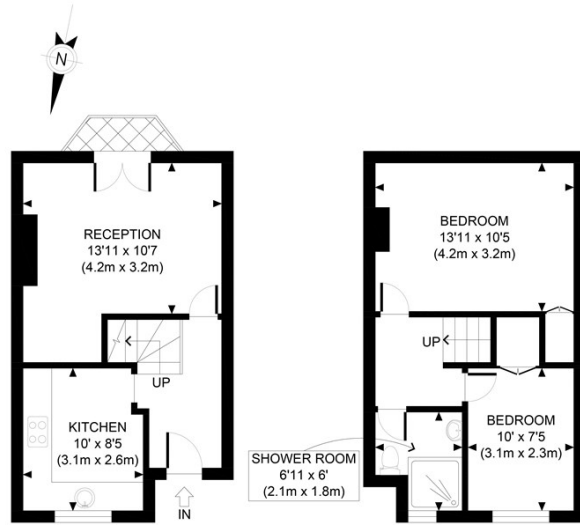
£425,000
FREEHOLD

A beautifully presented maisonette arranged over the first and second floors of a purpose built block. The apartment set in the heart of Hoxton and just moments from Broadway Market & Columbia Road.

The property has been newly refurbished throughout and benefits from a Juliet balcony and a wealth of natural light to flood through. The reception boasts wood flooring, high ceilings and space for dining. Further comprising a separate fully integrated kitchen, fully tiled shower room and two good size double bedrooms

Kent Street is very well located for the shops and amenities of Shoreditch as well as a number of transport links including Hoxton & Haggerston Overground,

Hemmingfords



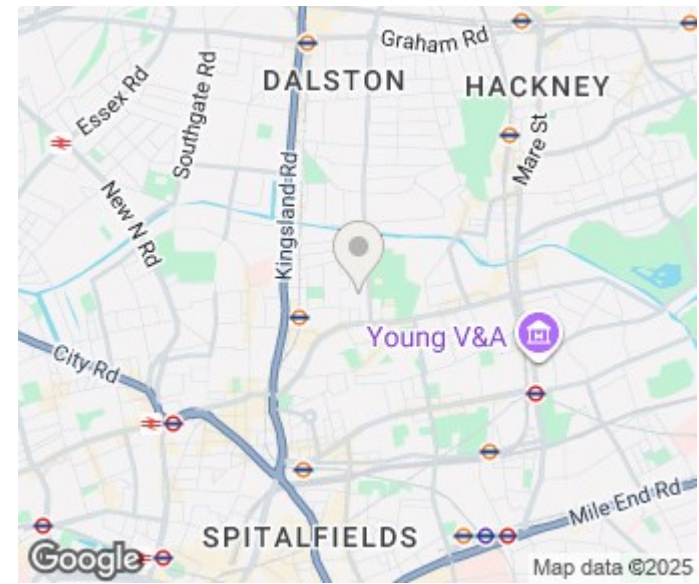
GROSS INTERNAL FLOOR AREA 323 SQ FT

GROSS INTERNAL FLOOR AREA 334 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT / 61 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales
Second Floor
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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