



## 91 KINGSLAND ROAD LONDON, E2 8AH

£6,000 PCM

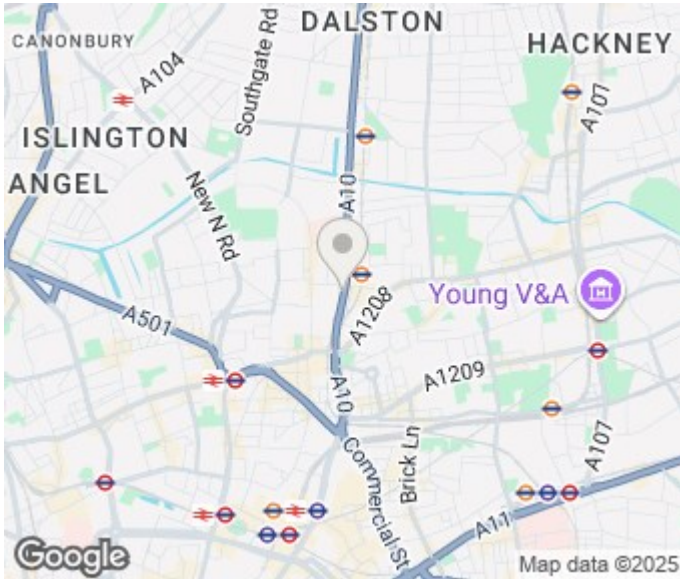
**\*Private Terrace\*** - Nestled in the vibrant heart of Shoreditch, this exquisite 4 double bedroom, 4 bathroom end-terrace house on Kingsland Road presents a rare opportunity for those seeking a stylish and spacious home. Spanning an impressive 1,367 square feet, this property boasts four well-appointed bedrooms, making it ideal for professionals or a company let. Upon entering, you are greeted by two inviting reception rooms (ground and first floor), perfect for entertaining guests. The layout of the house is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms. With three modern bathrooms, convenience and comfort are at the forefront of this home, catering to the needs of a busy household.

The location is simply unbeatable, with Shoreditch's eclectic mix of trendy cafes, restaurants, and shops just a stone's throw away. This area is renowned for its artistic vibe and lively atmosphere, making it a sought-after destination for those who appreciate urban living. This property is not just a house; it is a lifestyle.

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<b>APPROX. GROSS INTERNAL FLOOR AREA 1367 SQ FT / 127 SQM</b>	Kingsland road
<small>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.</small>	<small>date: 07/07/25</small>
	<b>photoplan</b>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(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		
<b>England &amp; Wales</b>	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

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