



KINGSLAND ROAD, SHOREDITCH, E2

1 BED APARTMENT

£2,000 PCM

A well presented, first floor one bedroom apartment situated near to Shoreditch High Street on Kingsland Road. The property comprises of one double bedroom, lovely open plan fully fitted kitchen/reception with wooden floors throughout and a tiled shower room.

The location offers access to all of the East London cafes, bars, restaurants and shops of Columbia Road Market, Hoxton Square pretty much on your doorstep

Available 27th March 2025 on a furnished basis.

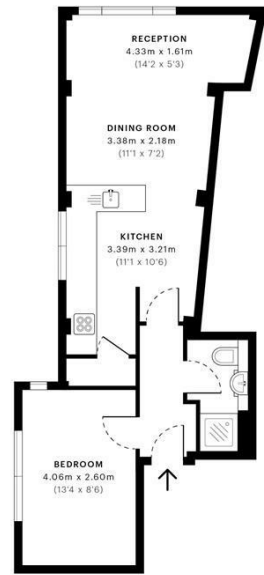
Hemmingfords

Kingsland Road, E2

CAPTURE DATE: 13/07/2022 LASER SCAN POINTS: 43,395,047

GROSS INTERNAL AREA

44.36 sqm / 477.49 sqft



z ←

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.36 sqm / 477.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
42.69 sqm / 459.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

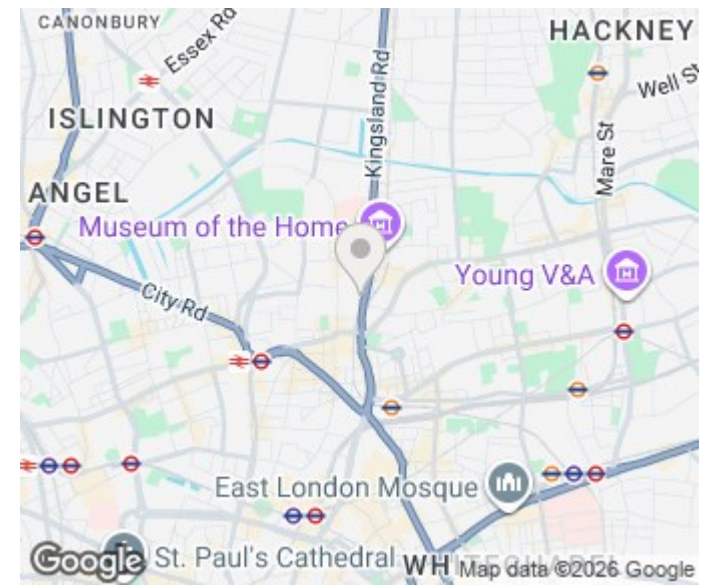
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 43.59 sqm / 465.73 sqft
IPMS 3C RESIDENTIAL: 44.32 sqm / 474.90 sqft

spec®
Verified

RICS
Certified Property Measurement

spec id: 632cc04425ac13906494b7605



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	85
(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 Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords