



HUNTERS[®]
HERE TO GET *you* THERE

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Kingsland Road, Shoreditch, E2

£685,000

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Arranged over three well-planned levels and extending to approximately 1,191 sq ft, this spacious four-bedroom house offers generous proportions, excellent storage and an unbeatable E2 location.

The ground floor features a bright and airy open-plan kitchen and reception space, creating a sociable and versatile living area ideal for both everyday family life and entertaining. The room flows naturally out to a private rear patio garden — a rare and valuable outdoor retreat in this central East London setting. A shower room is also conveniently located on the ground floor.

The upper floors comprise four well-sized bedrooms arranged across the first and second levels, offering flexibility for families, sharers or home working. A second bathroom is positioned on the second floor, comfortably serving the upper accommodation. Throughout the house, rooms are well-proportioned and complemented by excellent internal storage — always a welcome bonus.

Positioned on Kingsland Road, the location is exceptional. Shoreditch, Haggerston and Dalston are all within easy reach, offering a vibrant mix of cafés, restaurants, bars and independent boutiques, along with excellent transport links into the City and beyond.

KEY FEATURES

- Four Bedroom House
 - Two Bathrooms
- Approx. 1,191 Sq Ft Arranged Over Three Floors
- Private Rear Patio Garden
- Excellent Internal Storage
 - Prime Location







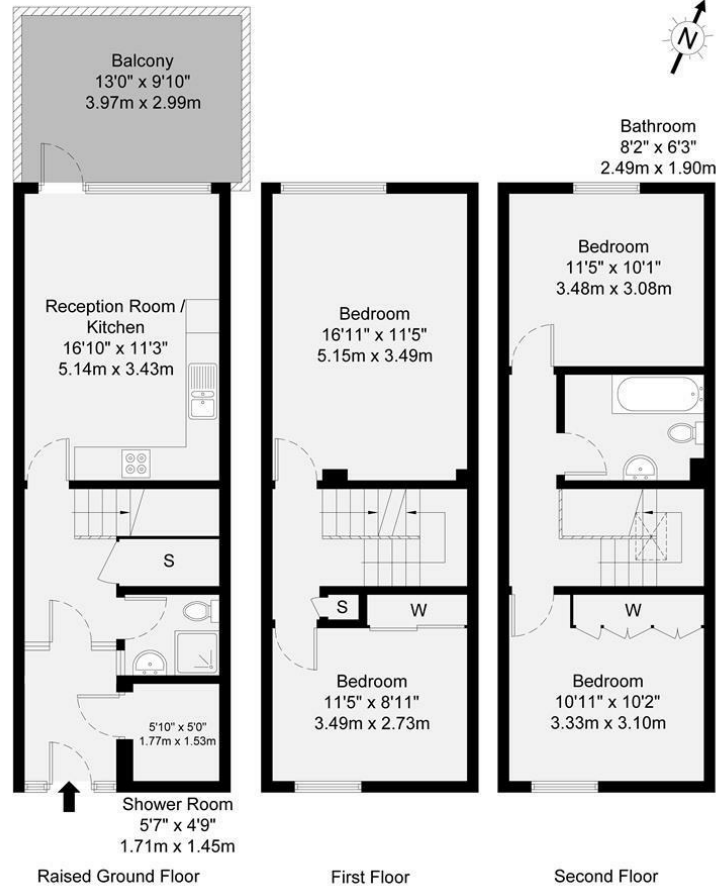




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Kingsland Road, E2

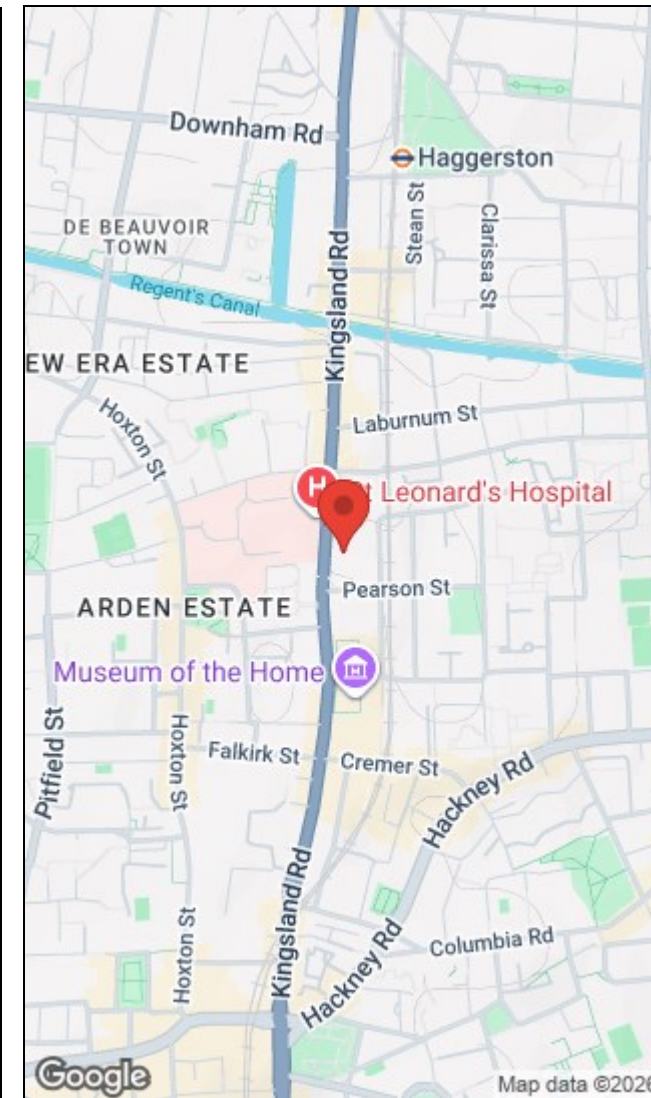
GROSS INTERNAL AREA
110.7 sq m / 1191 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property 110.7 sq m / 1191 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 4.0 sq m / 43 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 11.8 sq m / 127 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
73	74

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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