



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  1  C

# 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

- Three Bedroom House
  - Two Bathrooms
- Approx. 1,191 Sq Ft Arranged Over Three Floors
  - Private Rear Patio Garden
  - Excellent Internal Storage
  - Double Glazed Windows
  - Gas Central Heating
  - Prime Location







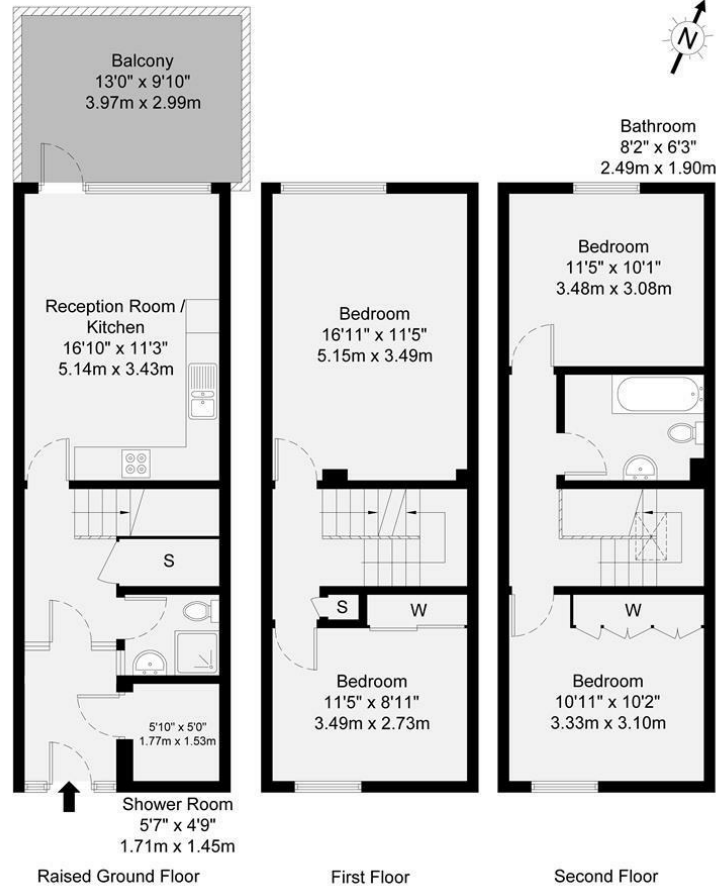




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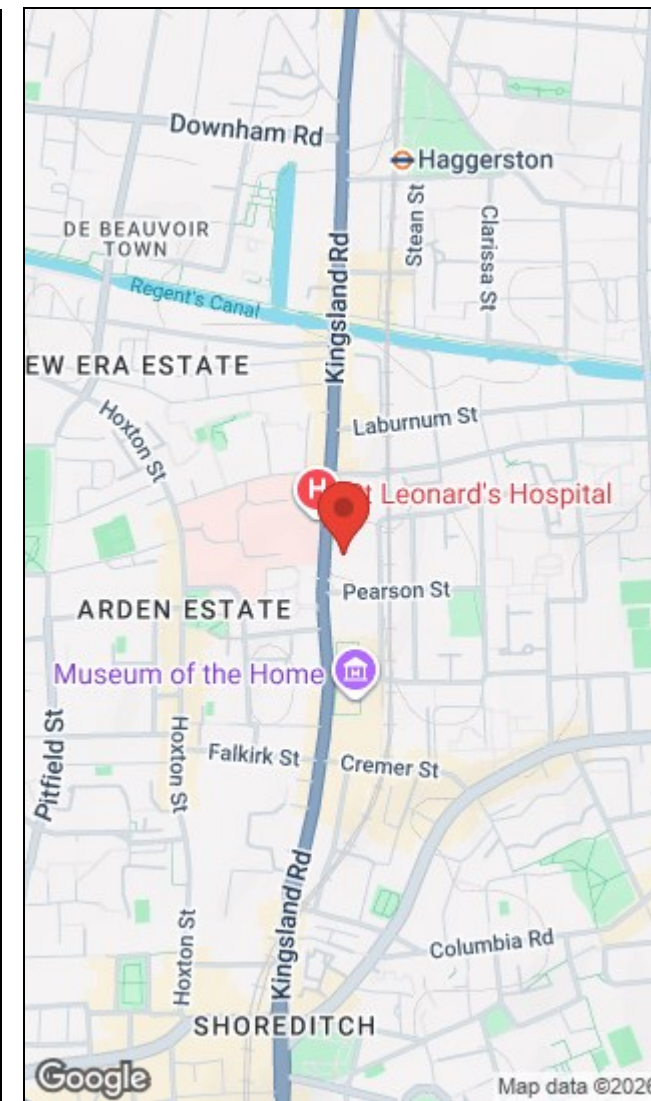
GROSS INTERNAL AREA  
110.7 sq m / 1191 sq ft



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

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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</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>73</b>	<b>74</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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