



KINGSLAND ROAD, LONDON, E8  
OFFERS IN EXCESS OF **£575,000** SHARE OF FREEHOLD

**A BEAUTIFUL, TWO DOUBLE BEDROOM,  
SPLIT LEVEL PERIOD CONVERSION ON  
KINGSLAND ROAD.**

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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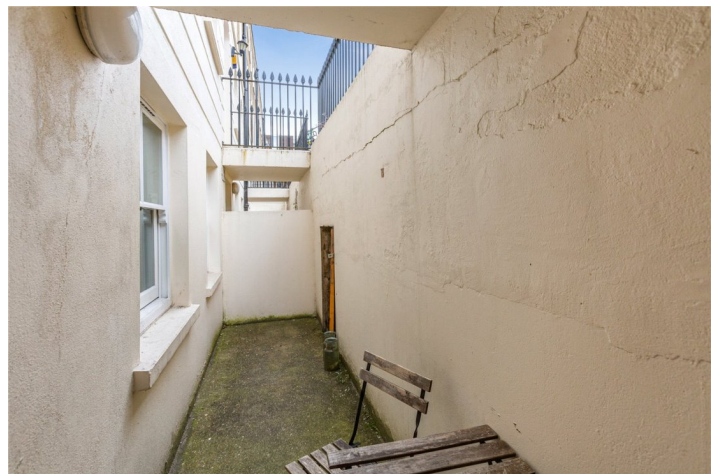
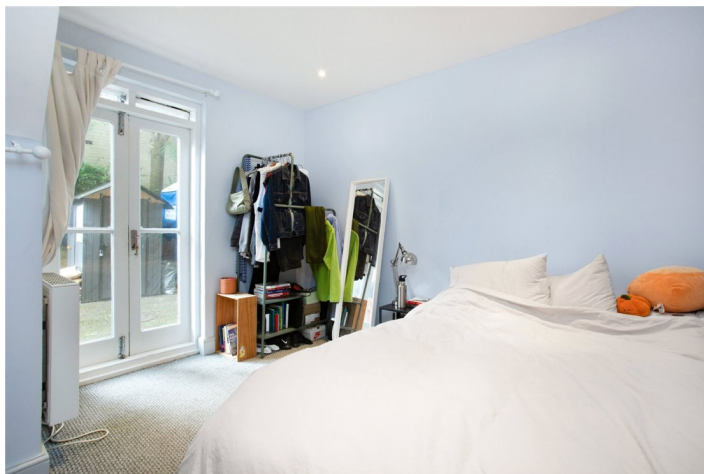
## DESCRIPTION:

A spacious, two double bedroom Georgian conversion set across two floors on Kingsland Road, E8. The internal space offers in excess of 700sqft and upon entering you are welcomed into a wonderfully bright west-facing reception room with beautiful sash windows. The rear of the building occupies a fully equipped kitchen with ample worktop space and plentiful cabinet storage. The lower ground floor occupies two genuine double bedrooms, the principal bedroom benefitting from access to a private patio space. The property is completed with a modern family bathroom suite, and further benefits from off street gated parking.

This property is ideally positioned on the edge of De Beauvoir and Dalston, offering easy access to Haggerston, Dalston/Kingsland, and Dalston Junction stations on the London Overground. The area is rich with a variety of shops, bars, and restaurants, including being a short distance from the well-known De Beauvoir Deli. Convenient bus routes are available on Kingsland Road, Southgate Road, and Essex Road. The lively neighbourhoods of Hoxton and Shoreditch, are nearby along with additional transport options via National Rail and the Victoria Line connections at Highbury & Islington.

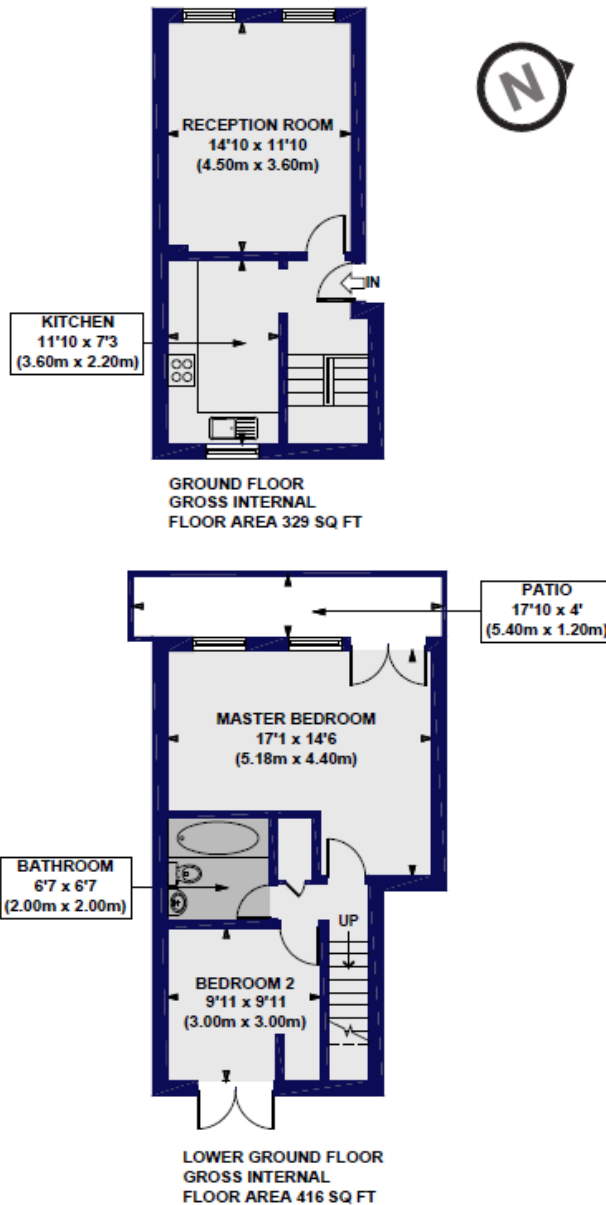
\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all

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Kingsland Road, E8  
Approx. Gross Internal Floor Area 745 sq. ft / 69.21 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Tenure:** Share of Freehold

**Term:** 984 year and 8 months (Subject to change)

**Service Charge:** £3800 per annum (approx.)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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