

Kings Wharf, E8

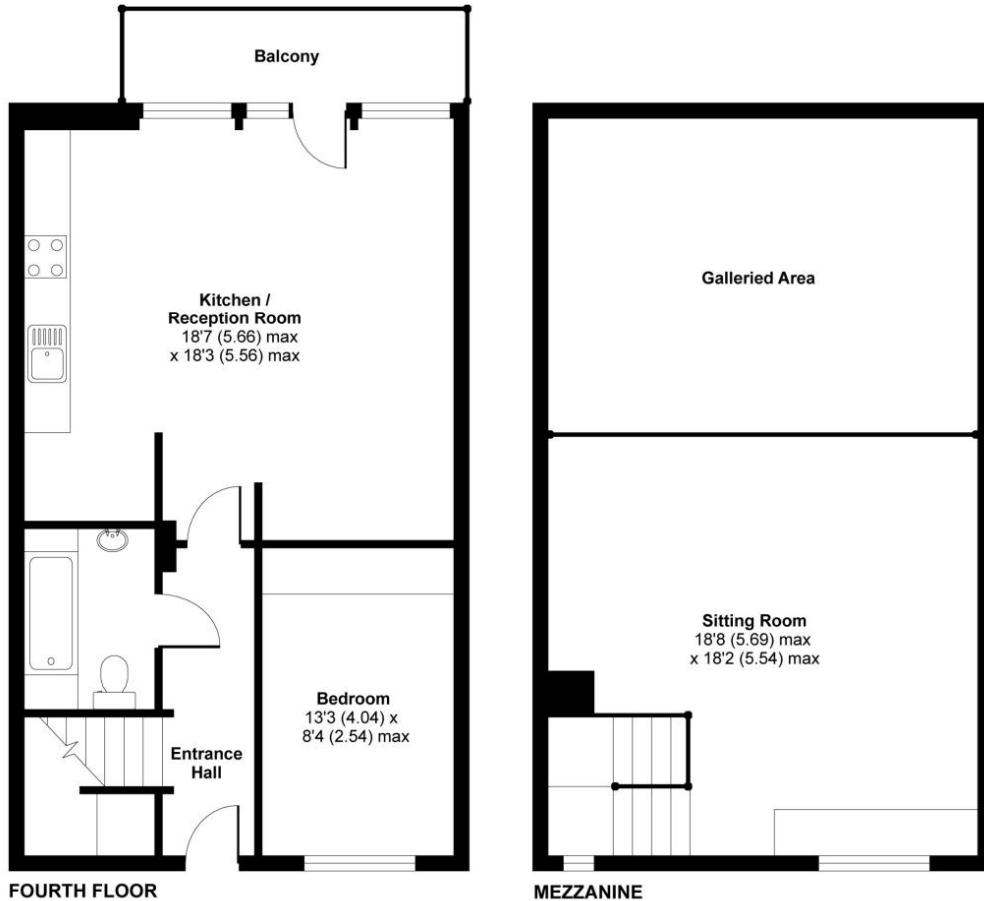


A well presented split level live/work unit situated on the fourth floor of this modern loft style development located on the Kingsland Basin. The space is arranged over approximately 900sq/ft and comprises a large open-plan reception/kitchen with double height ceilings, one double bedroom, bathroom and a spacious mezzanine level which can be used as either a second bedroom or reception room. Conveniently located for the many bus routes serving Liverpool Street and the City. Hoxton and Shoreditch are also nearby with an extensive selection of restaurants, bars and clubs.

Price £425,000 Leasehold

Kings Wharf Kingsland Road London E8

APPROX. GROSS INTERNAL FLOOR AREA 913 SQFT / 84.8 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Currell Res.(Hackney) Ltd. and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		76	79
England & Wales		EU Directive 2002/91/EC	

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