



THE BENYON ESTATE

Kingsland Road E8 4AU

£1900 per month

Situated on the Kingsland Rd London E8, we are pleased to offer this very well presented new build 2nd floor flat. The property is spacious and bright offering lots of natural light and is fitted with the highest quality fixtures and fittings throughout. This modern, contemporary flat has hardwood flooring, double glazed windows, and a fully fitted integrated kitchen. The property also benefits from a heat recovery filter system - MVHR which plays an important role in conserving energy by recovering heat from extracted air and transferring it to the incoming air.

Rents are collected by Direct Debit

Kingsland Rd is a vibrant and interesting area which in recent years has benefited from access to the East London line at Haggerston and Dalston Junction (2 min walk) plus there are numerous bus links going south on the Kingsland Road and Southgate Road into the City and east and west along St Pauls Rd. As well as the numerous local pubs, bars and restaurants on the Kingsland Road and the nearby Regents Canal it's very close to Shoreditch and Islington's charming upper street, both very popular trendy areas where there is a rich mix of restaurants, shops, theatres and gig venues. The flat is also right next door to the famous Arthur's Café - a real gem of London history. Now a fourth generation business. Serving home cooked food since 1935.

- AVAILABLE NOW
- 1 Entrance hall
- 1 Double bedroom
- 1 Family bathroom with separate walk in shower
- 1 Large open-plan kitchen/reception room
- Resident street permit parking
- Bike store
- Council tax band C

Interested?

If you are interested in viewing this property or would like to register, please contact our team on **020 7249 3690**. Alternatively, email info@thebenyonestate.com.

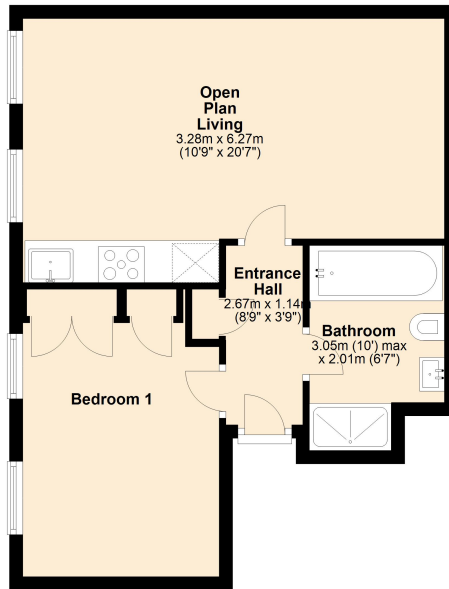


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Second Floor



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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