



Kingsland Road, E2 8DL. Weekly Rental Of £510



A two bedroom loft-style apartment in Shoreditch.

Situated on the second floor, and to the rear of the building away from Kingsland Road, accommodation is arranged over approximately 807 sq ft. A generous hallway leads to a reception room with Juliette balcony, semi-open plan to a smart galley kitchen, two large double bedrooms, and a bathroom with bath and walk-in shower.

Contemporary in finish, and benefitting from wood flooring throughout, the property has a general feel of spaciousness, perhaps aided by much greater than average ceiling height.

Located at the southerly end of Kingsland Road, close to the Hackney Road/Old Street junction, Shoreditch is on your doorstep. Hoxton Overground is around the corner and Old Street station is 800 metres away.

Available from 30th January, unfurnished only.



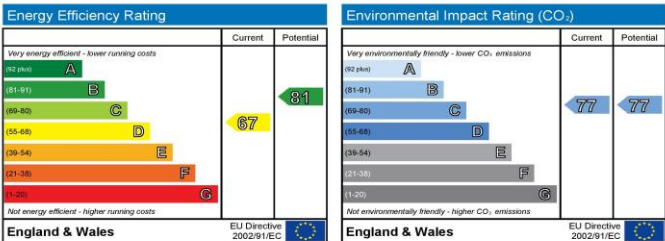
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Energy Performance Certificate

Dwelling type: Mid-floor flat
 Date of assessment: 08 January 2009
 Date of certificate: 09 January 2009
 Reference number:
 Total floor area: 75 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	181 kWh/m ² per year	181 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year
Lighting	£65 per year	£43 per year
Heating	£185 per year	£133 per year
Hot water	£261 per year	£138 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

- Two bedrooms
- Second floor
- Loft-style - high ceilings
- Approximately 807 sq ft
- Wood flooring throughout
- Close to Hoxton Overground
- Unfurnished
- Available 30th January

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY DETAILS

Without prejudice to the generality of the foregoing. Proper Local has made every effort to ensure that these measurements, details and particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Property Misdescriptions Act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.