



## 13 KINGSLAND ROAD LONDON, E13 9NX

£2,175

This well-presented two-bedroom property on Kingsland Road, E13 offers comfortable and well-balanced accommodation in a convenient East London location. The home is thoughtfully arranged to maximise space and natural light, creating a bright and welcoming living environment throughout. A generous living area provides an ideal setting for both relaxation and everyday living, while the practical kitchen offers ample storage and workspace for daily use. Both bedrooms are well proportioned, allowing flexibility for sleeping, storage, or home working.

The location benefits from a wide range of local shops, supermarkets, cafés, and essential amenities all within easy reach. Excellent transport links provide straightforward access to Stratford, Canary Wharf, and Central London, making it particularly attractive for commuters. The area also offers nearby green spaces and leisure facilities, creating a good balance between urban convenience and lifestyle comfort.

  
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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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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