



[www.kings-group.net](http://www.kings-group.net)

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## **Leabank Square, London, E9 5LR Offers In Excess Of £350,000 Leasehold**

Kings Group - Hackney are delighted to offer this WELL PRESENTED TWO BEDROOM PURPOSE BUILT FLAT which is located within walking distance of Hackney Wick Station allowing easy access to surrounding areas, as well as bus routes to multiple locations. The property is conveniently located for access to local amenities places to shop and bar and restaurants. The accommodation offers a reception room with dual aspect windows, fitted kitchen, two bedrooms, a bathroom and an abundance of storage.

Total Floor Area: 52 SQ.M

Early viewing is recommended - call us today on 0208 510 0808 to book an appointment.

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## **Entrance**

Front door to hallway.

## **Hallway**

Doors to:-

## **Living Room 14'6" x 13'5" (4.42m x 4.11m)**

Double glazed window to side and rear aspect, coved ceiling, electric heater, phone point, TV aerial point, power points and laminate flooring.

## **Kitchen 9'10" x 6'3" (3.02m x 1.91m)**

Double glazed window to rear aspect, tiled splash back, a range of base and wall units with roll top work surfaces, freestanding electric cooker, extractor fan, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points and tiled flooring.

## **Bedroom One 8'8" x 14'1" (2.66m x 4.31m)**

Double glazed window to side aspect,, electric heater, power points and carpeted flooring.

## **Bedroom Two 7'0" x 13'1" (2.14m x 4.00m)**

Double glazed window to rear aspect,, electric heater, power points and carpeted flooring.

## **Bathroom**

Three piece bathroom suite comprising of a panel enclosed bath, wash hand basin, low level WC, tiled walls, heated towel rail, extractor fan and tiled flooring.

FIRST FLOOR



TOTAL FLOOR AREA : 52.0 sq. m. ( 560 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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