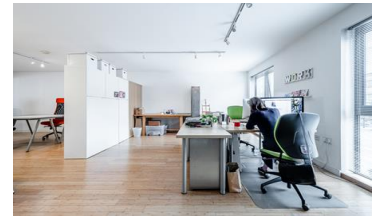


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HAGGERSTON STUDIOS, 284 KINGSLAND ROAD,  
LONDON, E8  
£450,000 GUIDE (LEASEHOLD)



An appealing and affordable self contained office suite, conveniently located on Kingsland Road in the popular neighbourhood of Haggerston, a short walk from Haggerston Overground Station meaning Kings Cross and Liverpool Street Stations are reached in 20 minutes. Shoreditch can be reached in ten minutes but there are numerous amenities on the doorstep with a variety of bars and restaurants to be found in the arches on Acton Mews

Situated on the first floor there is entryphone and lift access. Predominantly open plan with 2.5m ceiling height, the unit has timber flooring and very good natural light with windows to front and rear. The unit is fully self contained with modern facilities including kitchenette and fully tiled WC and shower room. Total NIA approximately 715 sqft

The property forms part of a modern mixed use scheme, developed around 2006 and is available on a Long Leasehold ...

#### MAIN FEATURES

- Self Contained
- Kitchenette
- Good Natural Light
- WC and Shower Room

#### TRANSPORT LINKS

- 🚆 Haggerston - 0.13 miles
- 🚆 Hoxton - 0.45 miles
- 🚆 Dalston Junction - 0.49 miles

#### NEARBY SCHOOLS

- Comet Nursery School and Children's Centre - 0.22
- Queensbridge Primary School - 0.22
- Hackney New School - 0.03

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ADDITIONAL IMAGES:

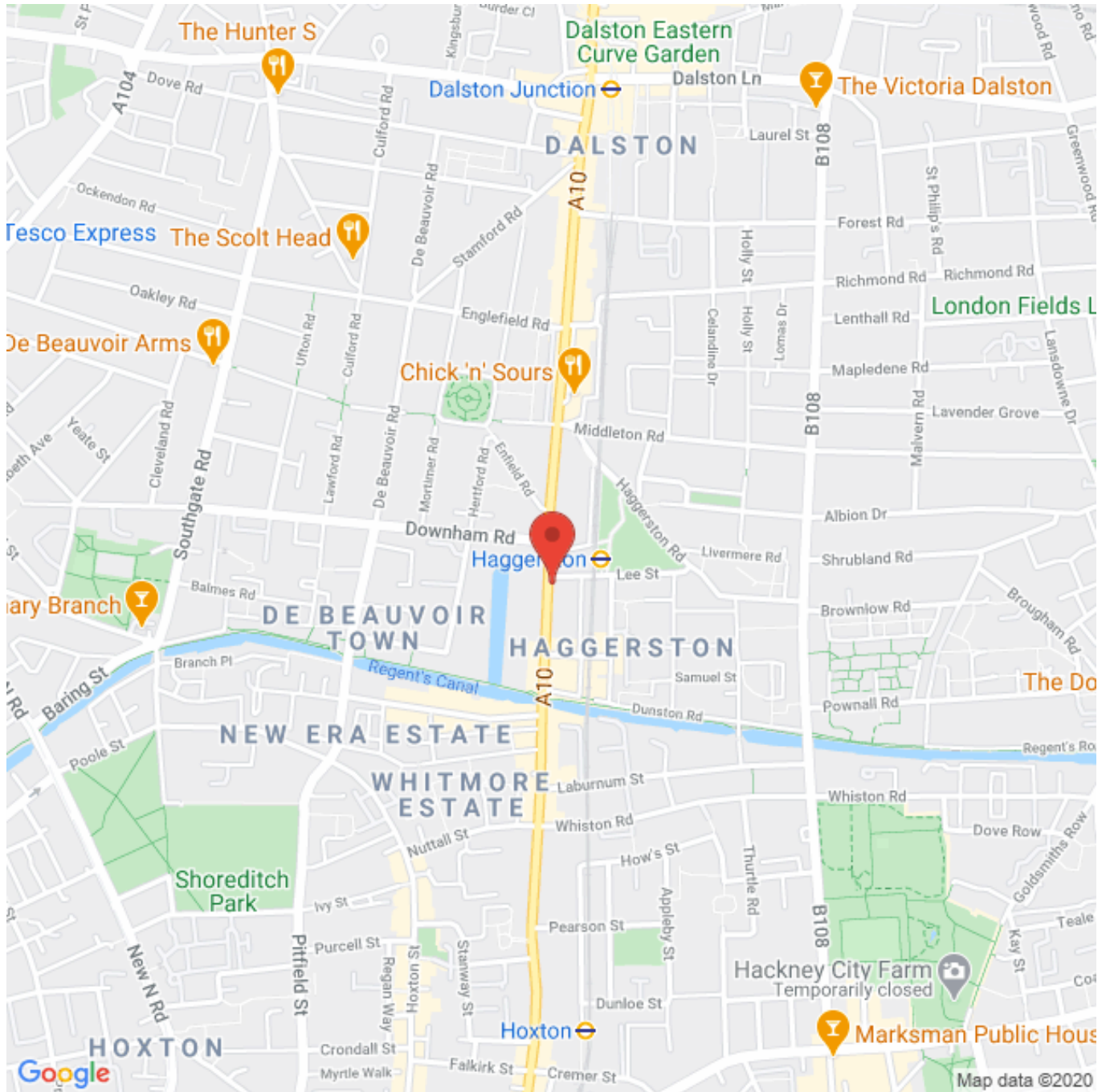


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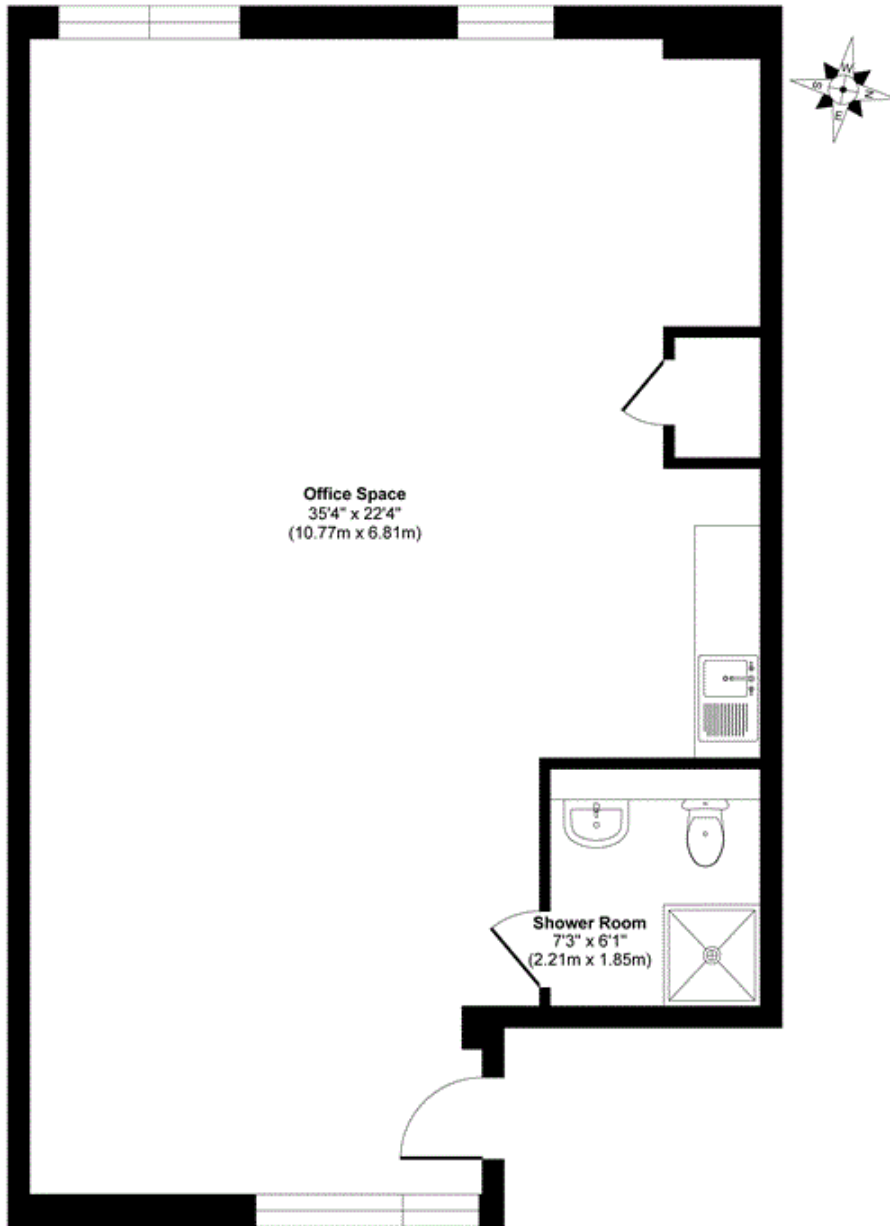
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**First Floor**  
Approximate Floor Area  
740 sq. ft  
(68.76 sq. m)

**Approx. Gross Internal Floor Area 740 sq. ft / 68.76 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property

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