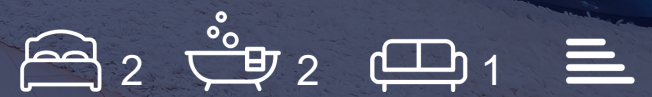




LOVE LIVING  
HACKNEY



4 Mapple Path, London, E5 8FF  
£700,000









£700,000

# 4 Mapple Path

London, E5 8FF

- En-Suite
- New build development
- Situated on Hackney Downs
- Island kitchen ideal for entertaining
- Underfloor heating
- Large balcony
- Chain free
- Exposed brick work
- Open plan living
- High specification finishing

The Home - Parkhaus, E5 - comprises 79 private apartments in this boutique development overlooking picturesque Hackney Downs with stunning views across The City and Canary Wharf.

Offering a rooftop pool, concierge and rooftop terrace, Parkhaus is arranged around four warehouse-style structures and all homes benefit from luxury interior styling synonymous with East London.



## The Indoors

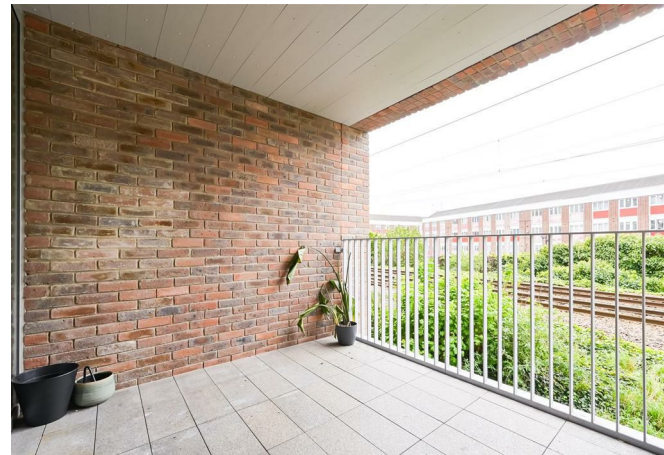
Mapple Path is one of the four buildings located within the Park Haus development. The modern building oozes high end finishes with a passenger lift taking you to the first floor where you will find the apartment. A large wooden door opens into the inviting hallway where you are greeted with an abundance of natural light beaming from all aspects. The open plan living area has been designed beautifully with white streamline kitchen, granite worktops and splashbacks and central island with induction hob and built in vented extractor. All appliances are integrated within the kitchen space providing clean lines. The space opens wonderfully into the living area and is an ideal space for entertaining flowing out onto the large balcony ideal for alfresco dining.

Floor to ceiling windows illuminate both bedrooms and built in wardrobes allowing excellent storage. The bathroom and en-suite are completed with high end finishes and perfect for modern living. Underfloor heating warms the entire apartment and much thought has been given to light and space within the design.

## The Outdoors

The generous balcony is located off the wonderful open living space and offers the perfect spot to unwind or entertain guests with some alfresco dining.

## Loving The Location



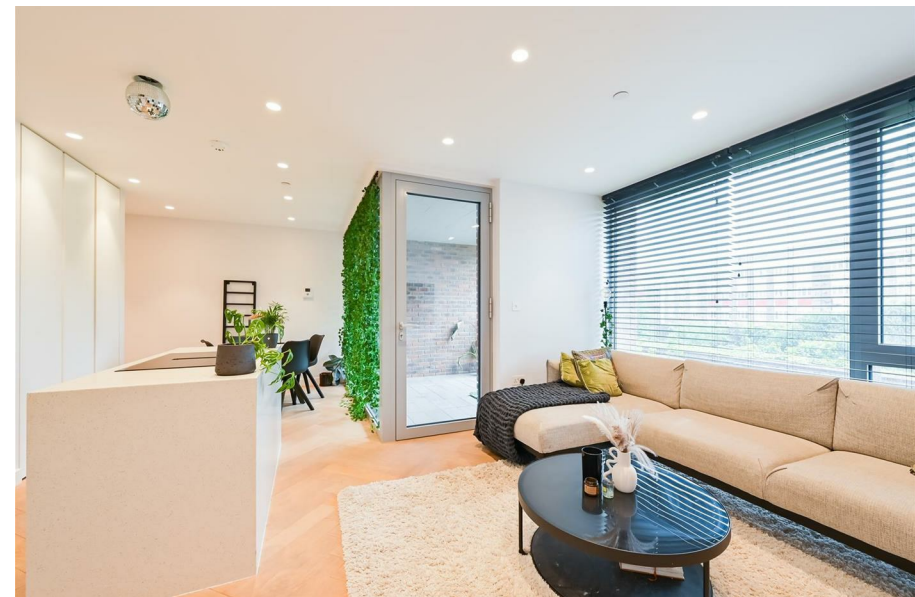


Downs Road is located moments from Hackney Downs Park which has tennis and Basketball courts. The apartment is excellently positioned for the best of east London, with the green spaces of Hackney Downs, London Fields (with its lido and access to Broadway Market) and Clissold Park all close at hand, while the wild open spaces of Hackney & Walthamstow Marshes are a little further afield. This part of east London is well known for its exciting food scene, with a wonderful range of bars, restaurants and cafes including Little Duck | The Picklery, Brilliant Corners and E5 Bakehouse, plus many excellent pubs such as The Spurstowe Arms.

For green open space, just a short walk away is Hackney Downs Park, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping forest with 20-30 minutes.

The closest stations are Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes. Hackney Central is also close by which offers lines to Stratford and, Highbury & Islington.

## Directions







## Floor Plans



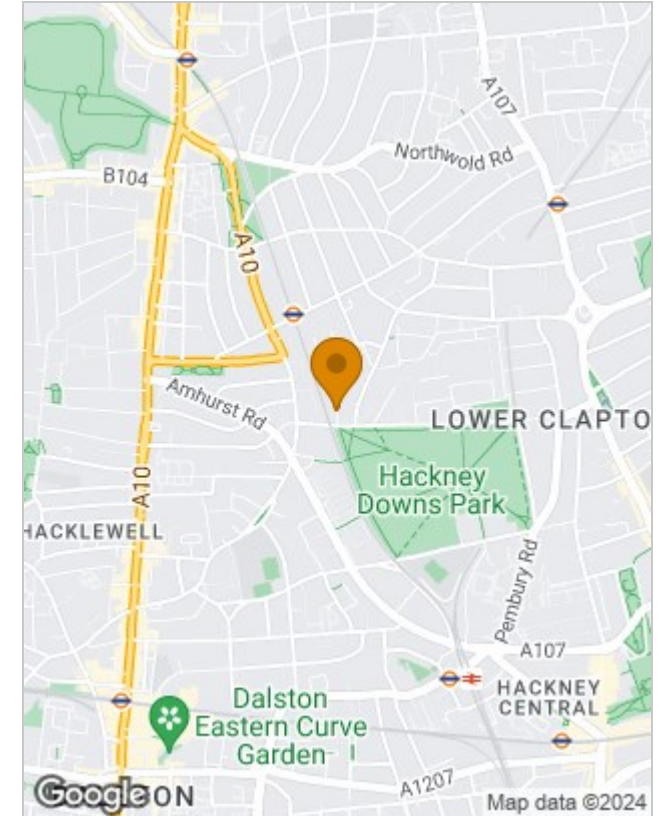
## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	