



LOVE LIVING
HACKNEY



Otto Building Downs Road, London, E5 8DE

Offers in excess of £500,000





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- Stunning views across London
- Secure bike storage
- One bedroom apartment
- 581 Sqft
- Concierge
- Communal roof terrace
- Excellent location
- West facing private balcony

The Home –

This one-bedroom apartment in the Otto combines thoughtful design and luxurious amenities. Positioned on the ninth floor on the west side of the building provides stunning views over Hackney Downs Park and the London skyline. Inside there are fitted Italian wardrobes, clean lines, hexagonal floor tiles and shelving detail. A south facing residents terrace and gardens offer more of the panoramic views over London and Downs Park. A refined lobby with dark green polished plaster and brass detailing, a concierge, wellness room and private basement storage.



The Indoors

Upon entering the Otto building, you're immediately embraced by a sense of modern elegance and effortless functionality. The entrance is thoughtfully designed and to your right, a convenient storage area keeps everyday essentials neatly tucked away, while to your left, the main bedroom beckons, and the open plan kitchen and living area awaits straight ahead.

The magnetic open plan living and kitchen area is a space that seamlessly blends functionality with aesthetics. The layout is intelligently designed, giving the kitchen and living areas their own distinct feel while still being part of a cohesive whole. The Kitchen is sleek and contemporary, packed with storage solutions and fitted with high-spec, built-in appliances, including an oven, fridge-freezer, and microwave. There's ample space for a dining setup, perfect for hosting intimate dinner parties or simply enjoying a quiet meal at home whilst the living area is designed for both relaxation and entertainment, offering plenty of room for a comfortable sofa and TV setup. A highlight to this space is the multiple floor-to-ceiling windows that flood the space with natural light, creating an airy and uplifting atmosphere.

The main bedroom is a sanctuary of comfort and sophistication, designed with relaxation in mind. Plush carpeting underfoot adds a cozy touch, while the floor-to-ceiling window bathes the room in natural light, creating a bright and airy ambiance. The room is generously sized to fit a double bed, and the sleek, fitted Italian wardrobes ensure that storage is never an issue. There's even additional space for a worktop, making it the perfect spot for those who need a practical home office setup.

The main bathroom is filled contemporary style and effortless comfort. The sleek walk-in shower, framed by sophisticated black tiles and a glass enclosure, creates a spa-like retreat. A floating sink and stylish wooden ladder add warmth and charm, while hexagonal floor tiles complement the contemporary design. Thoughtfully placed storage and soft lighting enhance the ambiance.

The Outdoors





Through the grand floor-to-ceiling glass doors, step onto your very own private balcony. With stunning views over Hackney and beyond, this is your personal retreat where you can enjoy a morning coffee, unwind after a long day, or simply take in the fresh air. The seating area makes it an ideal space to entertain or relax in solitude, embracing the peaceful energy of the outdoors. If you love outdoor living, The Otto Building offers even more. Head to the fourth-floor communal roof garden, an urban oasis that provides some of the best views over Hackney Downs. Thoughtfully designed, the space features a mix of soft and hard landscaping, with timber seating and a dedicated children's area. Beautifully curated planting ensures that the space is always full of life and interest, giving residents an additional space to relax, socialize, or soak up the views.

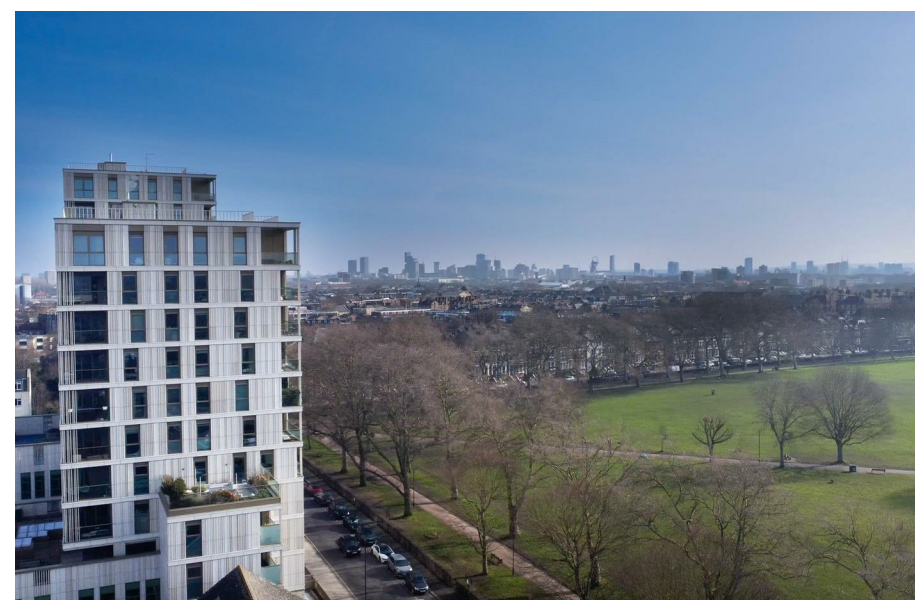
Loving The Location

The Otto building is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen Cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours the Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Star is a classic local favourite pub. The Castle Cinema is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes' walk away.

Aside from Hackney Downs Park opposite, 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 Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.

Directions

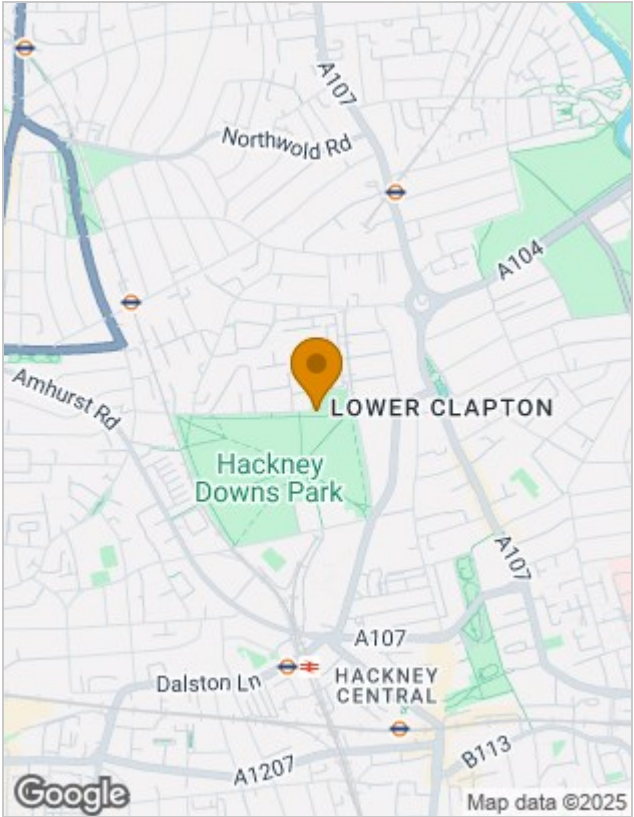




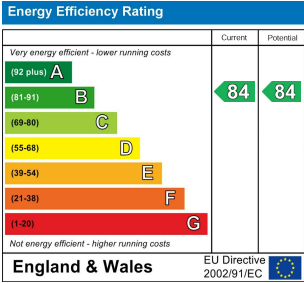
Floor Plans



Location Map



Energy Performance Graph



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.