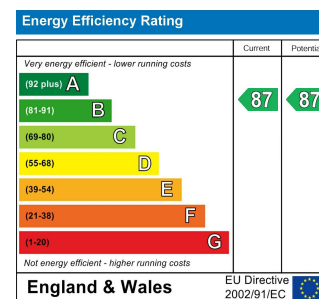
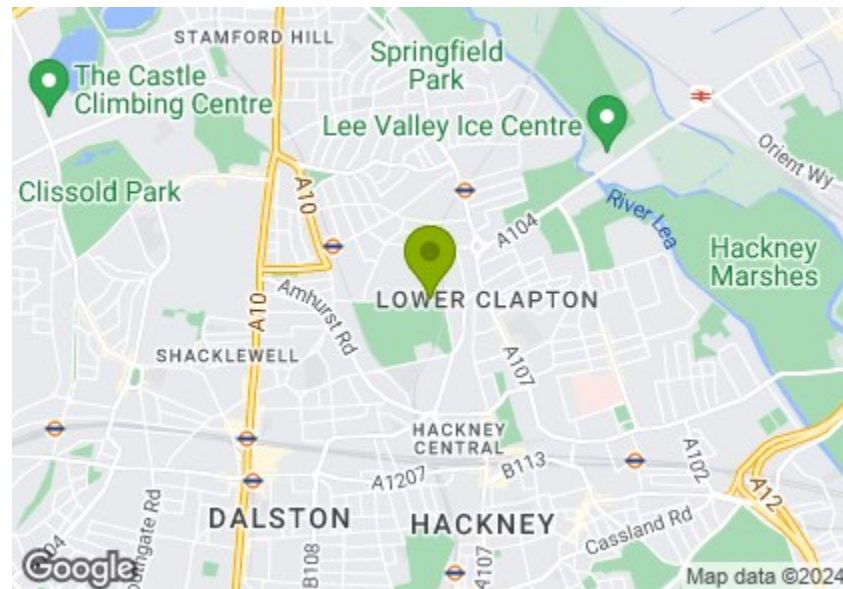


SECOND FLOOR

Total Area (Excluding Balcony): 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## DOWNS ROAD, HACKNEY DOWNS

### Offers In Excess Of £715,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Beautifully Presented
- Two Bathrooms
- Private Balcony
- Concierge Service
- Residents Gym
- Approx 877 Square Foot
- Views of Hackney Downs
- Chain Free

A gloriously sleek and light-filled two bedroom balcony apartment on the second floor of Hackney's landmark Otto Building, a sought-after designer development overlooking Hackney Downs Park, right in the heart of our bustling borough.

Among the many privileges associated with residence in The Otto Building is an astonishing entrance hall, concierge service, resident's gym, rooftop gardens and of course those incredible park views.

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#### IF YOU LIVED HERE...

You'll be enjoying an utterly enviable location but we'll get to that. For now let's focus on your 325 square foot lounge and kitchen combo. Smooth engineered hardwood flows underfoot, with your kitchen tucked away at one end, smooth glossy cabinets sat above and below chunky white countertops. Across from the kitchen, floor to ceiling patio doors open up to your balcony, a wonderfully tranquil spot, with a glass balustrade making the most of those glorious views over Hackney Downs Park.

Elsewhere, your principal bedroom's a 150 square foot affair with floor to ceiling windows overlooking the park, integrated wardrobes and an en suite bathroom. It's an impressively boutique affair that wouldn't look out of place in a five star hotel, with stroll-in rainfall shower cubicle backed with jet black vertical letterbox tilework. Your second bathroom's similarly styled and home to a tub, while your second bedroom is another double, giving out directly onto your balcony.

Green Flag award-winning Hackney Downs Park, literally on your doorstep, dates back to 1884 and is home to basketball and tennis

courts. Perfect for morning jogs and evening strolls alike, it all makes for a superb front garden. Whenever you want to venture further afield, Hackney Downs station is half a mile stroll across the park. From here it's just nine minutes direct to Liverpool Street, for a door-to-door City commute of well under half an hour.

#### WHAT ELSE?

- Hackney's legendary nightlife is never far away, with venues from Oslo to Paper Dress Vintage to the Hackney Empire itself, all within easy walking distance. For your new local we heartily recommend the esoteric charms of The Star By Hackney Downs, a splendid gastropub on the edge of the park. Just five minutes on foot.

- Your entrance hall offers plenty of incidental space and extra storage, always welcome additions to London apartment living. And the property is presented chain free, for that all important speedy and hassle free move.

- If you want to truly lose yourself in nature, take a twenty five minute stroll or seven minute bike ride and explore the vast open greenery of Hackney Marshes to the east. You'll forget you're in London.



#### A WORD FROM THE OWNER...

"The flat has been more than perfect for us over the years. We fell in love with the building at first sight, and it's been such a stress-free experience living here. As a young family, I can't really overestimate how amazing it is to have the park, playground, and brand-new school (which has been incredible for our kids) literally on our doorstep. I don't think many residential places have such a strong sense of community as the Otto building does, everyone is so friendly and welcoming. The park is such a big factor for the property, it's so nice and quiet, yet vibrant in the summer months. It fills every room with light and a view that is always changing."

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**Kitchen / Lounge / Diner**

13'3" x 25'3"

**Balcony**

14'11" x 5'8"

**Bedroom**

9'3" x 18'4"

**Bedroom**

9'10" x 18'10"

**Ensuite**

9'10" x 18'10"

**Bathroom**

8'10" x 7'3"



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