

First Floor

Total Area: 50.5 m² ... 544 ft²

All measurements are approximate and for display purposes only

Reception Room
11'11" x 16'6"

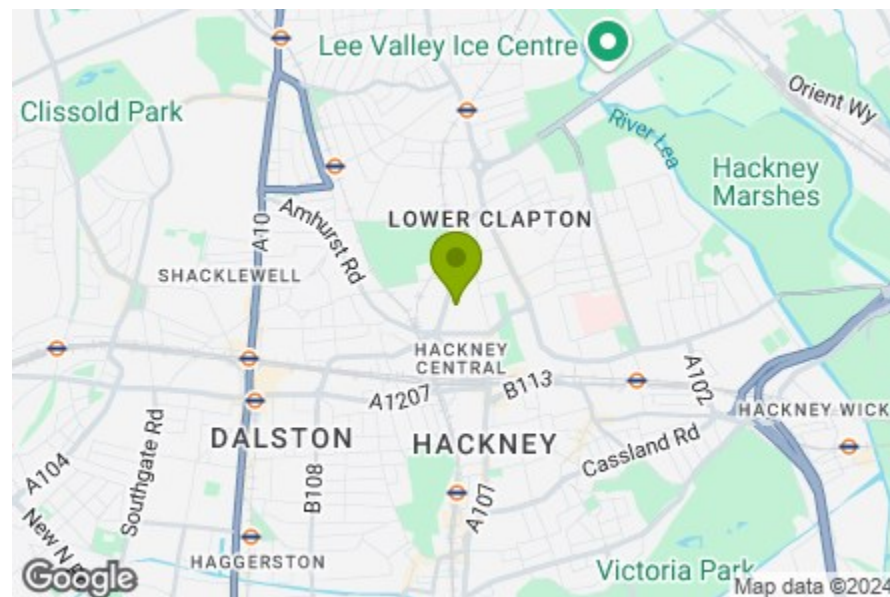
Kitchen
7'6" x 8'10"

Bedroom
10'5" x 9'1"

Bedroom
8'7" x 12'9"

Bathroom
4'3" x 5'11"

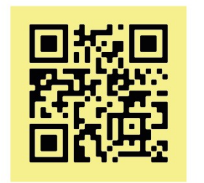
WC



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			
England & Wales		EU Directive 2002/91/EC	

PEMBURY ROAD, HACKNEY DOWNS

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Beautifully Presented Throughout
- Moments Away from Hackney Downs Station
- Short Walk to Hackney Central and Mare Street
- First Floor

A smartly finished, naturally bright two bedroom apartment, full of vintage character and charm. You're sat on the first floor of an original brick development just moments from Hackney Downs Park and the shortest of strolls from Mare Street.

Hackney Downs Station is just five minutes on foot for direct nine minute runs to Liverpool Street, and a door to door City commute of fifteen minutes.

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E8, E9, E5, N16, E3 & E2
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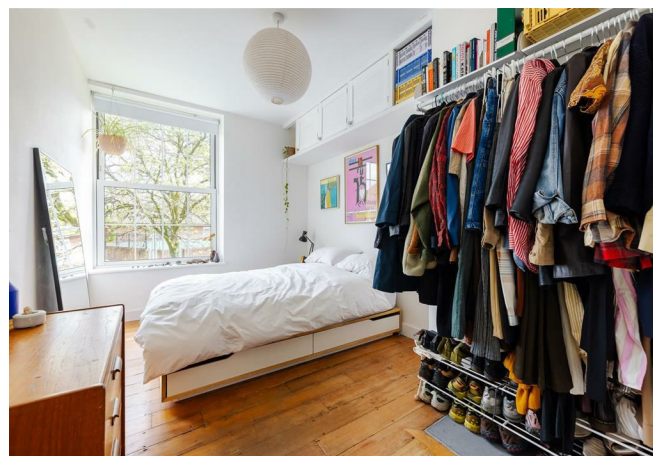
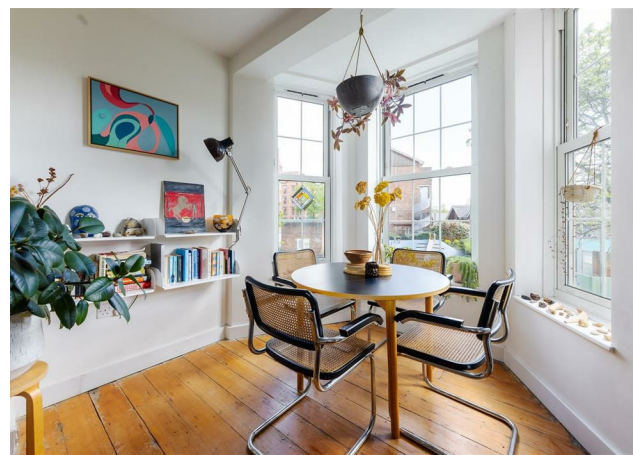
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IF YOU LIVED HERE...

You'll be luxuriating among a wealth of lovable vintage touches and the generous proportions of the period. Your bay windowed front lounge is a bright and handsome 175 square feet, with richly restored original timber floorboards underfoot and a pristine white paintjob. Next door bedroom one's a substantial double of 120 square feet, naturally bright with more original timber underfoot.

Your kitchen combines timber worktops with white letterbox splashbacks, stainless steel cabinets and drawers for a sturdy, professional finish. Across the hall bedroom two's another double, with that pleasing blend of vintage flooring and pristine white walls. Finally your bathroom's fully tiled from top to toe in white, with a shower over the tub, and your handily separated WC sits across the hall.

Outside and the legendary Hackney Downs Park is less than five minutes on foot. Some of the coolest open green space in

London, here you'll find tennis courts and innumerable picnic spots for those long summer evenings. Not to mention landmark watering hole The Star By Hackney Downs. Esoteric in all the right ways, this gem sits right on the borders of the park serving up delicious food and drink along with the views.

WHAT ELSE?

- You're just ten minutes walk from Hackney's Mare Street and a legendary range of music venues, from the Hackney Empire to Oslo to Paper Dress Vintage, you can rejoice in a wide range of live music every night of the week.

- Looking to hit exercise goals? Kings Hall Leisure Centre is less than a half mile on foot and home to swimming pools, gym, sports hall, sauna and steam room. Great for relaxation and perspiration alike.

- Hackney Central station is just ten minutes on foot for a wide choice of direct landmark destinations, from Kew Gardens to Hampstead Heath to Camden Town.



A WORD FROM THE OWNER...

"We have loved living on the Pembury Estate, the flat is light and bright and has always felt like home. We've become friends with our neighbours and there's a deep sense of community on the estate.

It's perfectly situated within Hackney for, honestly, just about everything. From cafes, restaurants and parks to the London Fields Lido and the overground stations. Everything is pretty much 10 minutes away.

We rarely leave the borough at the weekend! We walk everywhere and love starting a Saturday having breakfast at Brunswick East Bakehouse in Hackney Downs Studios before going to meet friends for a drink at the Chesham Arms and inevitably ordering a yard sale pizza from down the road. Sundays are for lazy mornings and market strolls Chatsworth Rd and Columbia Rd Flower market are our favourites. For special occasions our favourite place is Michelin starred Casa Fofo on Sandringham Road for a reasonably priced and delicious 6 course tasting menu.

The fact that we can get to central London within 30 minutes from our front door, has also made going back into the office so convenient. Really can't recommend the area enough! Our friends that don't live in Hackney are always happy to come to us."

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