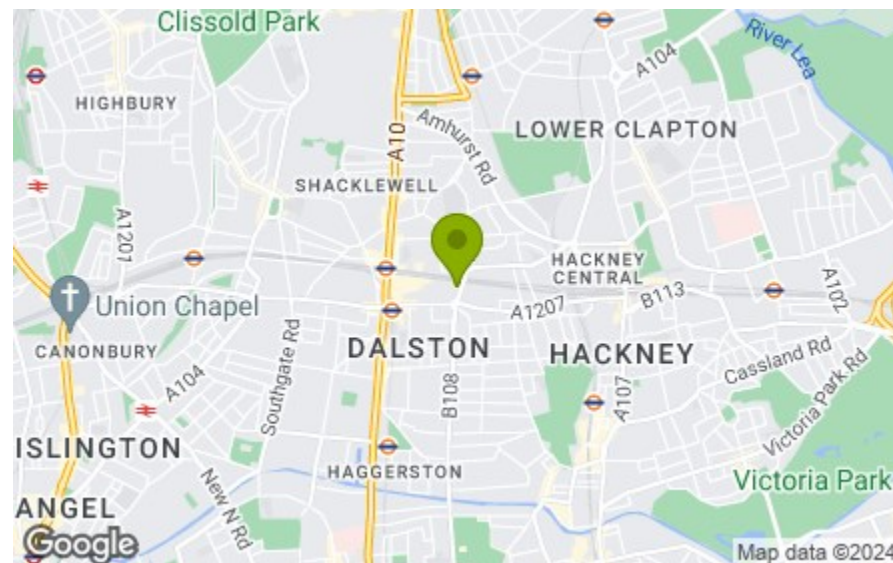


Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		85	85
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MARTEL PLACE, LONDON

£3,600 Per Calendar Month  
 3 Bed Flat



### Features:

- Immaculately Bright Three Bedroom Balcony Apartment
- Fourth Floor With Lift
- Striking Views
- Roof Gardens
- Concierge
- Bike Storage
- EPC Rating B
- Council Tax Band D
- Holding Deposit Equivalent To One Week's Rent Capped at £400

An immaculately bright and elevated three bedroom balcony apartment, on the fourth floor of a sought after designer development with commanding views over the spires and rooftops of Hackney. Hackney Downs station is just a half mile on foot.

Your new development features wonderful roof gardens, artfully arranged communal areas, a striking designer reception with concierge service, and secure below ground bike storage.

REQUEST A VIEWING  
 0208 520 3077

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

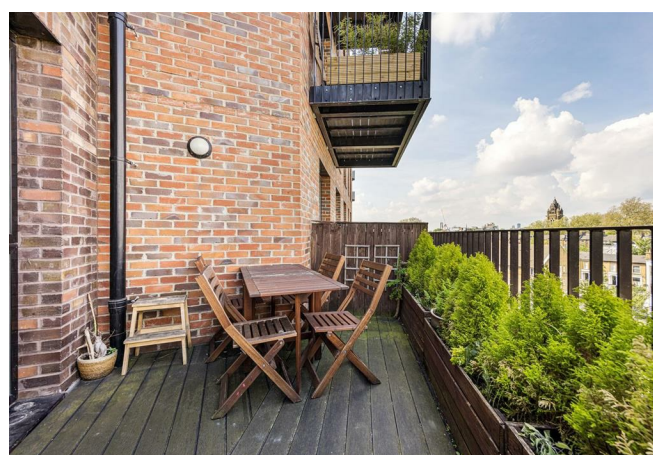
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
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### IF YOU LIVED HERE...

You'll step inside for a wide and welcoming hallway with plenty of extra storage and incidental space. Always a happy addition to any London apartment. Explore further for your vast, 320 square foot open plan kitchen and reception, with broad blonde hardwood running underfoot, a seamless suite of glossy white cabinets and floods of natural light from floor to ceiling windows and your private balcony.

Step out here for your glorious, panoramic views across Hackney, accompanied by thriving planters and timber

decking underfoot. A definite high point. Back inside and all three bedrooms are substantial doubles ranging in size from 100 to 150 square feet, all enjoying similar floor to ceiling views. Finally your handily separated WC and bathroom are both sleek boutique affairs, with shiny oversized glossy tilework.

Outside and you have what is arguably East London's liveliest borough on your doorstep. Hackney Downs Park is just a half mile on foot for tennis courts, picnic spots and the wonderful The Star by Hackney Downs gastropub. Hackney Downs station is closer still for direct eight minute connections to Liverpool Street and a door to door City commute of around twenty minutes.



### WHAT ELSE?

- A one mile stroll gets you to Mare Street, the heart of Hackney's famous social scene and home to the Hackney Empire, Oslo, Paper Dress Vintage, Hackney Picturehouse and more.
- Dalston Junction overground is another fine transport option, less than a half mile on foot for direct connections to Highbury & Islington, Clapham and Shoreditch.
- East London's growing network of protected cycle paths will allow you to make the most of all that secure cycle storage, making it easier than ever to two-wheel it to the Olympic Park, Old Street, and even Whitechapel.

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