



First Floor  
Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

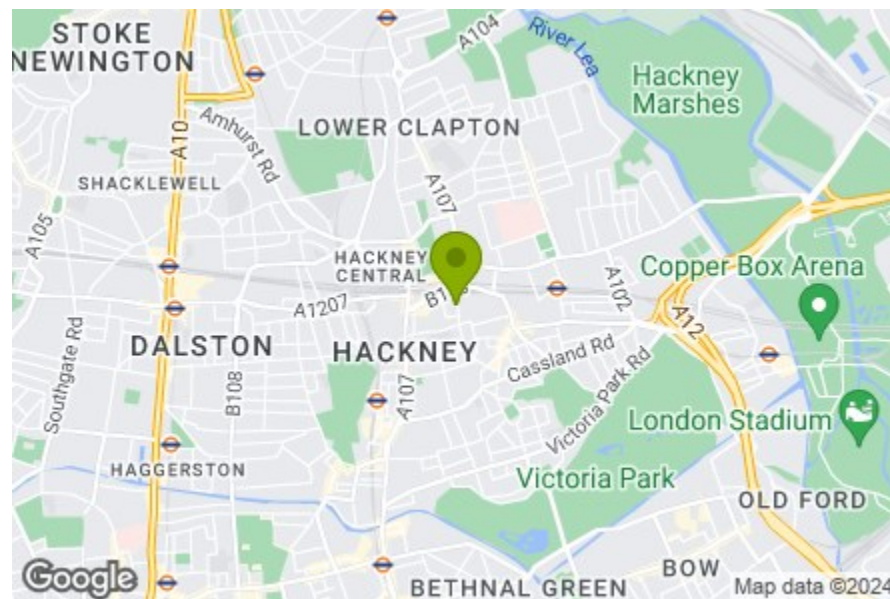
Kitchen/Reception Room  
23'1" x 10'4"

Bedroom  
23'3" x 8'7"

Ensuite  
7'1" x 4'6"

Bedroom  
17'1" x 8'3"

Bathroom  
7'1" x 6'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	73
(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	



## CHATHAM PLACE, HACKNEY

Offers In Excess Of £599,999 Leasehold  
2 Bed Apartment



### Features:

- Textile Building
- Two Bedrooms
- Two Bathrooms
- First Floor
- Over 700 sq.ft
- Hackney Central Location

A smart and bright two bedroom, two bathroom apartment on the first floor of a characterful, artfully converted industrial building in the heart of Hackney. All just moments from Hackney Central station and our thoroughfare of Mare Street.

Elegantly developed from its industrial base, your communal areas are strikingly designed and well kept.

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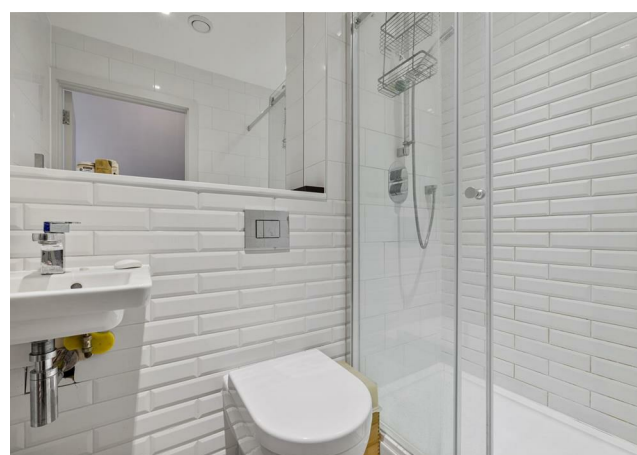
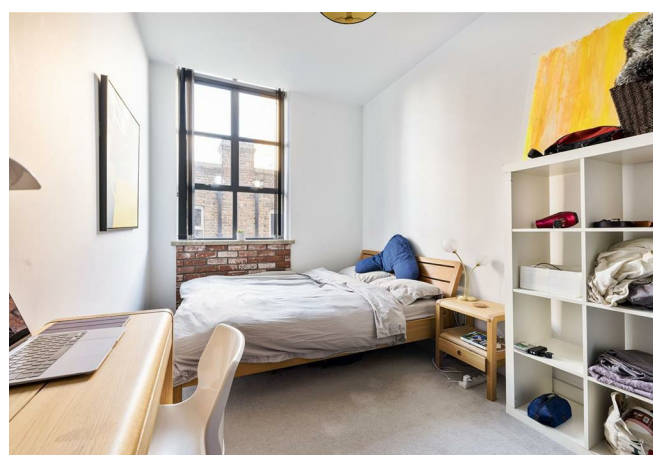
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0208 520 3077





IF YOU LIVED HERE...

You'll have almost 750 square feet to stretch out in, with plenty of incidental space and the smart layout making everything feel more spacious still. Your 230 square foot kitchen and reception features engineered oak hardwood underfoot, with exposed brick below an oversized window at one end, for floods of natural light. Your kitchen area's smartly finished with seamless white cabinets, marbled worktops and chrome fittings.

Next door your principal bedroom is home to another exposed brick and sky high window combo. It's all softly carpeted and features a bright and pristine en suite shower room, fully finished in impeccable metro tiling. Bedroom two is another bright, lengthy double and your family bathroom is similarly styled, pristine in white with an oversized vanity mirror from shelf to ceiling, concealed cistern WC and chrome heated towel rail.

Outside and, as noted, you're just five minutes on foot from Hackney Central overground, for direct runs to Camden Town,

Hampstead Heath and Stratford (for a whole range of onward overground, underground and DLR connections). There's plenty to keep you local though, with Hackney's main thoroughfare of Mare Street just five minutes on foot from your new front door for a diverse range of nightlife. From the famous Hackney Picturehouse and Hackney Empire, to a huge choice of lesser known bars, restaurants and music venues, there're plenty of new favourites just moments away.

WHAT ELSE?

- Hackney Downs station is just over a half mile on foot, for direct eight minute runs to Liverpool Street in one direction, or a one stop hop to Tottenham Hale (for the Victoria line) in the other.
- There's a wealth of extra storage space in the hallway, always a welcome bonus in London apartment living.
- You're lucky enough to be able to count Hackney's Oslo as your new local. This legendary late night cocktail bar and music venue is just a few minutes' walk away.



A WORD FROM THE OWNER...

"I have absolutely loved living at The Textile Building for the past 10 years. The location is fabulous surrounded by green spaces - London Fields, Victoria Park and Hackney Downs. An array of great cafes and pubs. Hackney Picturehouse is a 5 minute walk away as is Hackney Empire and Mothclub. A vast Tesco is also a 5 min walk away. The flat has great light and has worked really well for me to have guests stay having two bathrooms."

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