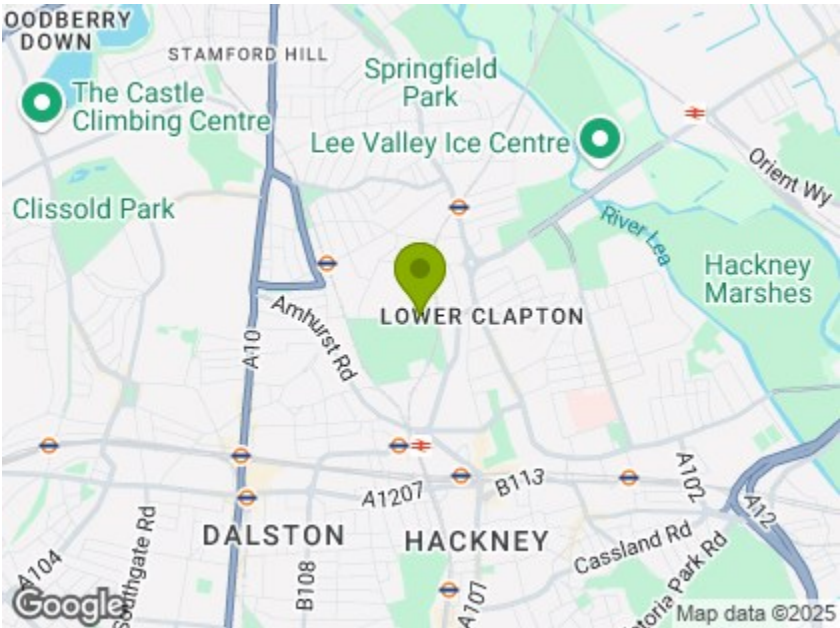


12th Floor

Total Area: 51.6 m² ... 556 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



DOWNS ROAD, LONDON
£3,000 Per Month
1 Bed Flat



Features:

- Short Let
- Luxury Apartment
- Sought After Development On Hackney Downs Park
- Concierge
- Gym
- Balcony With Incredible Views
- Waling Distance To Popular Cafes, Restaurants and Bars

A beautiful, twelfth floor, one bedroom apartment, with fantastic city skyline views and a private balcony. Rectory Road and Clapton stations are nearby, and the vibrant nightlife and amenities of Lower Clapton Road are just moments away.

The lush, open meadows of Hackney Downs Park are practically on your doorstep, home to tennis and basketball courts and a thriving community orchard.

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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
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IF YOU LIVED HERE...

As you step through your front door and along the entrance hall you'll arrive in your welcoming, 260 square foot, open plan kitchen and reception room. In here, engineered hardwood runs underfoot and dual aspect windows and patio doors fill the space with natural light, offering fantastic views across London. The kitchen is home to a central island and breakfast bar, surrounded by designer pendulum lighting, glossy onyx and pale grey cabinets, sleek integrated appliances and chunky wooden worktops. Your private balcony offers the perfect space to relax while enjoying those wonderful views.

Across the hall, in your handsome double bedroom, you'll find soft velvety carpet, a twin set of bespoke fitted wardrobes and a floor to ceiling window offering more of those amazing elevated vistas. Your luxurious bathroom sits opposite, a lengthy and spacious affair, with earthy hexagonal floor tiles, concealed cistern, vessel washbasin and a large, stroll in, rainfall shower cubicle,

immaculately tiled in glossy navy blue and with an additional handset shower unit.

Your City commute will be around twenty minutes, door to door. Both Rectory Road and Clapton stations are around a half mile on foot, but Hackney Downs is likely to be your pick, a similar distance but across leafy Hackney Downs Park. From here the recently christened Weaver overground line takes you straight through to Liverpool Street in nine minutes. Your new local, The Star by Hackney Downs, is even closer to home. With resident DJ sessions at the weekends, a decked terrace overlooking the park and a great selection of craft beers, this friendly vibrant pub is a firm favourite amongst local residents.



WHAT ELSE?

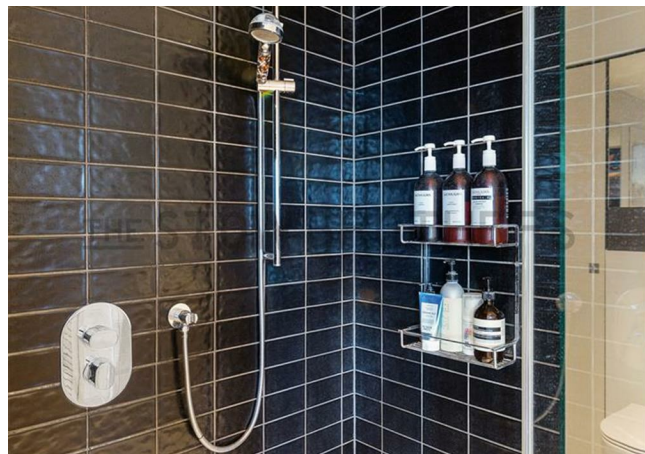
- Lower Clapton Road is an easy four minute stroll away, where you'll find live music venues, friendly pubs and some great places to eat and drink.
- At Blondies, there's regular live music performances from the latest emerging bands and a wide range of locally brewed craft beers on tap.
- Hai Cafe is a family run, authentic, Vietnamese cafe and restaurant where you can feast on delicious, healthy, home cooked dishes.

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