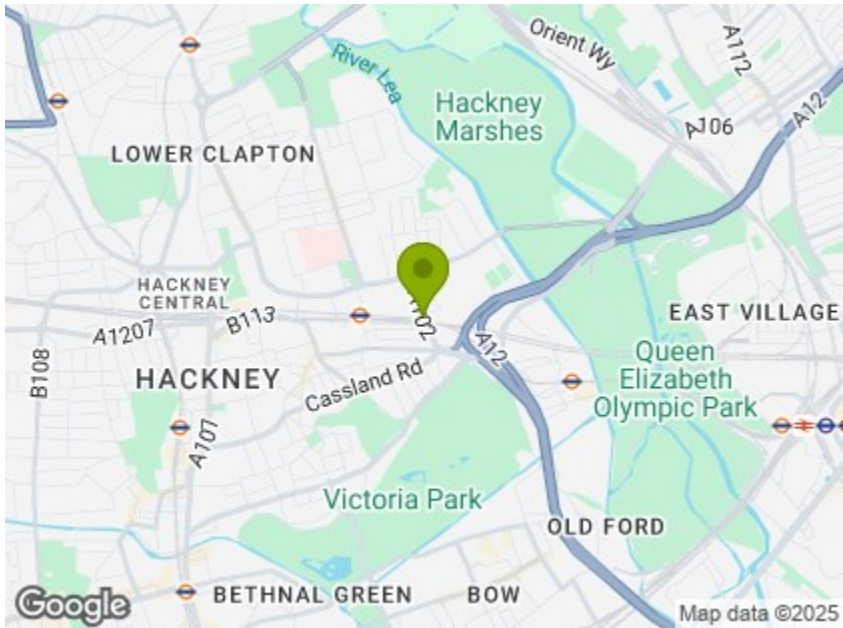


Total Area (Excluding Eaves Storage): 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup>

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.



Energy Efficiency Rating		
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	Current	Potential
	69	80
EU Directive 2002/91/EC		



## MABLEY STREET, HACKNEY

£2,300 Per Calendar Month

2 Bed Maisonette



### Features:

- Immaculate Two Bedroom Maisonette
- Two Bathrooms
- Filled with Natural Light
- Hardwood Floors
- Walking Distance To Homerton Station
- Moments From Green Open Spaces
- Popular Pubs Nearby

An artful and immaculate two bedroom, two bathroom apartment, split across the top two floors of a substantial Victorian terrace. All naturally bright and enviably sat between Homerton overground, the Queen Elizabeth Olympic Park, and Victoria Park.

Just half a mile on foot, from Homerton station you can get straight to Stratford in seven minutes for a huge array of onward underground, overground and DLR connections.

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**E17 & E10**  
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**E8, E9, E5, N16, E3 & E2**  
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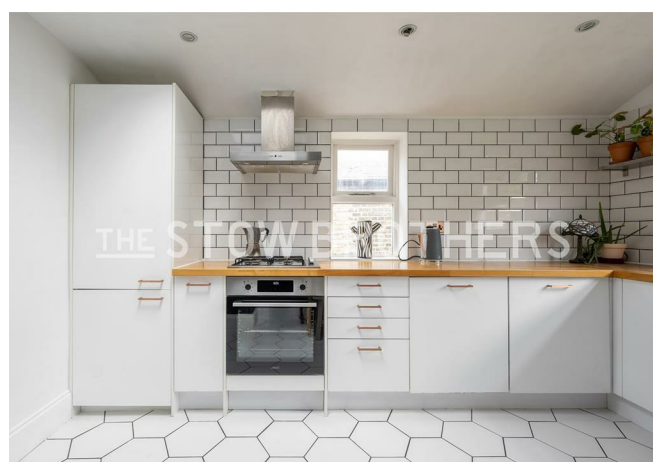
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## IF YOU LIVED HERE...

Your reception sits to the front, over 150 square feet with twin sash windows and blonde hardwood floors. A slate grey statement wall contrasts nicely with the pristine white colour scheme. A great social spot and a superb introduction. Next door bedrooms two's a handsome double, similarly styled.

Your first bathroom is next, chic in white with striking floor to ceiling hexagonal tilework and a shower over the tub. There're more hexagons underfoot in your dual aspect, skylit kitchen. A slate grey statement

wall adds a dramatic contrast to the pristine white palette, matching cabinets and timber worktops. Finally upstairs you have the principal suite, a skylit sleeper with sleek en suite shower room.

Outside you're lucky enough to have two legendary parks within the shortest of strolls. The Queen Elizabeth Olympic Park is less than half a mile away on foot, across the waters of the Hackney Cut. Here you'll find a range of world class sporting facilities, international landmarks and acres upon acres of open greenery. Victoria Park, one of London's oldest public spaces, is just as close, home to ornamental gardens and the iconic Victoria Park Boating Lake.



## WHAT ELSE?

- For your new local look no further than The Spread Eagle, London's first fully vegan pub, just five minutes around the corner.
- You can walk to Westfield. It's less than half an hour on foot across the park.
- Mare Street, the heart of Hackney's famous nightlife, is less than twenty minutes on foot for a dazzling array of bars, restaurants and music venues.

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**RECEPTION**

14'8" x 11'0"

**KITCHEN/DINER**

9'6" x 15'4"

**BEDROOM**

9'4" x 12'0"

**BATHROOM**

4'9" x 5'10"

**BEDROOM**

9'4" x 17'5"

**BATHROOM**

4'10" x 6'0"

**EAVES STORAGE**

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