LOVE LIVING



04.01 The Otto Building Downs Road, London, E5 8DE

Offers in excess of £450,000

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outlet

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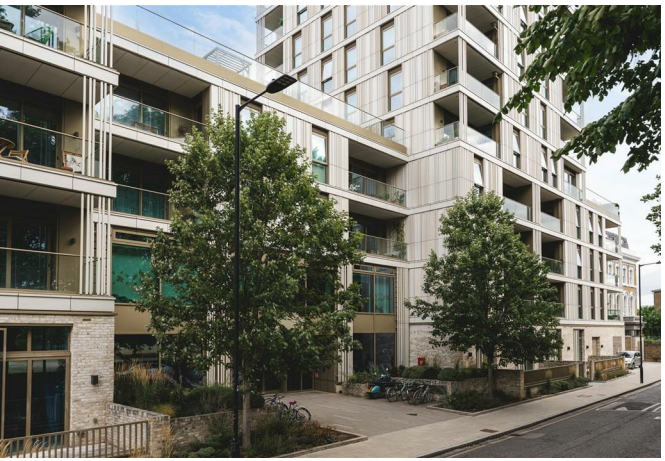
Offers in excess of £450,000

- 1-bedroom apartment on the 4th floor with lift access
- Private balcony
- New Bosch washer dryer (installed Sept 2024)
- LEMA-fitted wardrobes
- Located within an award-winning development next to Hackney Downs Park
- Open-plan kitchen and living area
- Integrated Smeg appliances
- Underfloor heating and engineered oak timber flooring
- Access to communal gardens, wellness room, lobby/concierge, and secure cycle storage



The Home -

Set within an award-winning development overlooking the open green space of Hackney Downs Park, this beautifully designed one-bedroom apartment on the 4th floor of The Otto building merges modern design, comfort, and location. With lifestyle in mind, the home offers generous natural light through floor-to-ceiling windows, high-end integrated appliances, sleek contemporary finishes, and access to private and shared outdoor areas. Features like underfloor heating, engineered oak flooring, and premium appliances by Smeg and Bosch, this apartment delivers style and functionality. Residents enjoy access to exclusive amenities such as a wellness room, communal garden and terrace, concierge service, and secure bicycle storage. The location places you in the heart of one of East London's most loved neighbourhoods, with transport, and nature all on your doorstep.





The Indoors

Upon entering the apartment, you're greeted by a welcoming hallway that subtly guides you into the open-plan living and kitchen area. This space is thoughtfully designed to encourage effortless flow and natural connection between relaxation, dining, and cooking. To the right of the entrance, the spacious bedroom features floor-to-ceiling windows that flood the room with natural light. It comfortably accommodates a double bed and benefits from LEMA-fitted wardrobes, providing sleek, integrated storage. To the left of the hallway sits the contemporary bathroom, positioned next is a discreet storage unit, perfect for coats, cleaning essentials, or additional household items.

The open-plan kitchen and living area is a flooded with natural light from full-height windows and offering direct access to a private balcony. The layout includes ample space for both lounging and a dining table set-up, making it ideal for entertaining or enjoying quiet evenings in. The kitchen is fully equipped with high-end Smeg appliances, including a single oven, microwave, four-zone induction hob, full-height fridge freezer, slimline dishwasher, and a recently installed Bosch washer dryer (Sept 2024). The interiors are finished with engineered single plank oak timber flooring, painted internal walls, and curtains, giving the space a warm, neutral, and elegant feel. Underfloor heating ensures comfort throughout the seasons.

The Outdoors

The private balcony can be accessed from the living area and enjoy views across the neighbourhood and beyond. This space offers a peaceful outdoor retreat with room for seating and potted plants. Residents also benefit from beautifully maintained communal gardens and a landscaped terrace, ideal for relaxation, socializing, or simply enjoying the sun.

Loving The Location



The Otto building is located opposite Hackney Downs Park which has tennis and Basketball courts. Chatsworth Road, which runs north from Homerton to Millfields Park and Hackney Marshes, offers many independent shops, cafes and restaurants, including Ramen Cafe Men and specialist suppliers L'epicerie 56. The high welfare Morgans Butchery, Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours the Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all moments away in Lower Clapton. The Star is a classic local favourite pub. The Castle Cinema is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes' walk away.

Aside from Hackney Downs Park opposite, Clissold Park, Springfield Park, the Lee Navigation (canal walk), Middlesex Filter Beds Nature Reserve, Woodberry Wetlands nature reserve, and the Stratford Olympic Park, to name but a few. Hackney Marshes is a lush green belt 10 minutes on foot and is perfect for a dog walk, summer picnics, and even a visit to see the horses that live there year-round! Using the overground you can also visit Walthamstow wetlands nature reserve and be in Epping Forest with 20-30 minutes.

The closest stations are Hackney Central overground which offers lines to Stratford and, Highbury & Islington. Hackney Downs and nearby Clapton station offers direct lines to Liverpool Street in under ten minutes.



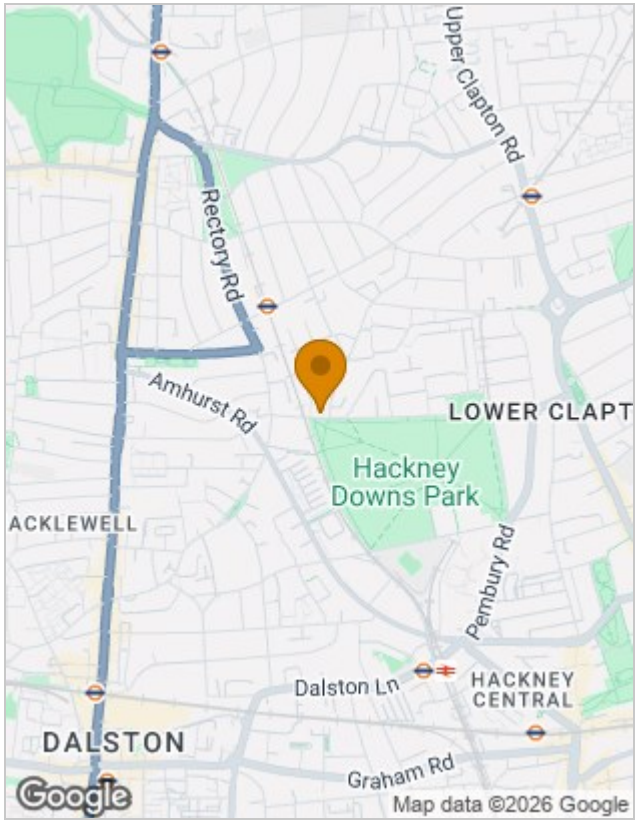



BUTT BOOK
Lost Boys

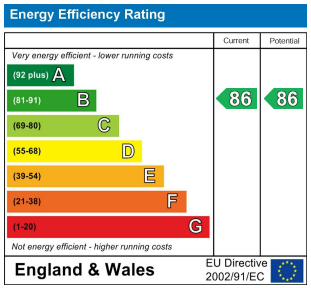
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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