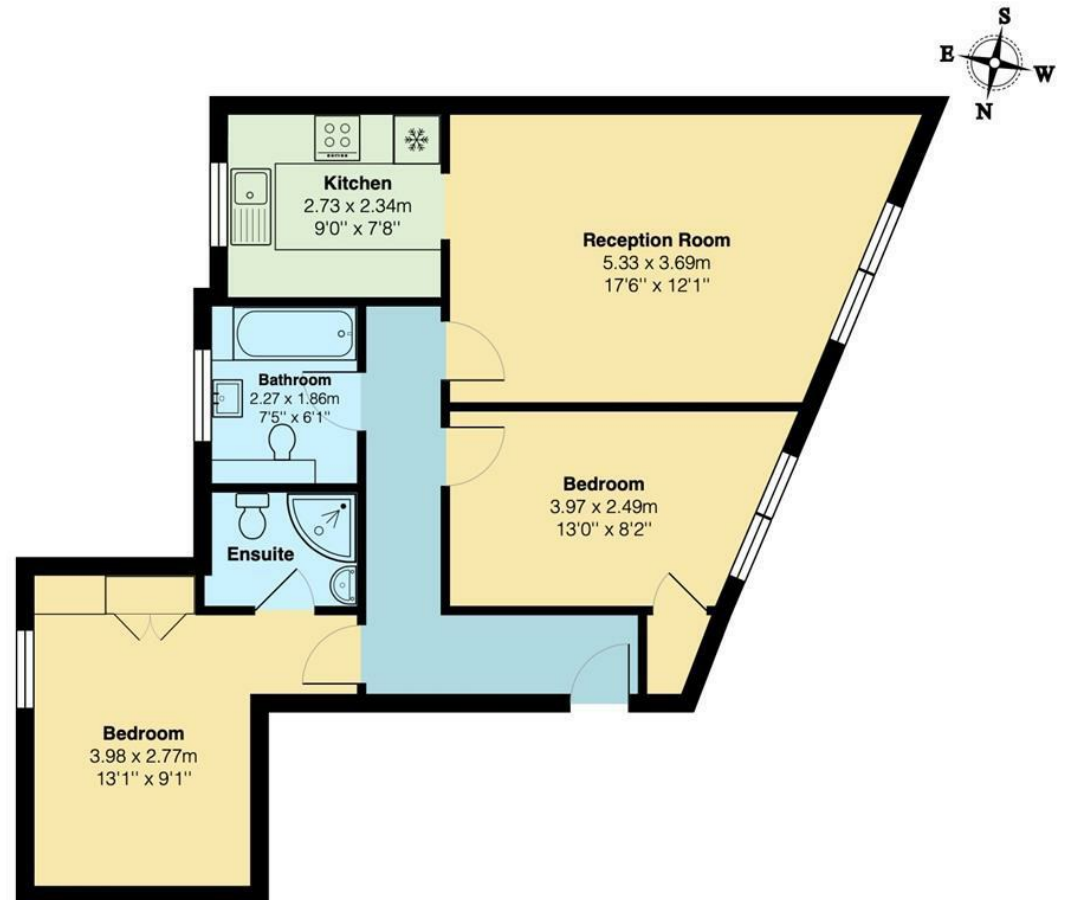


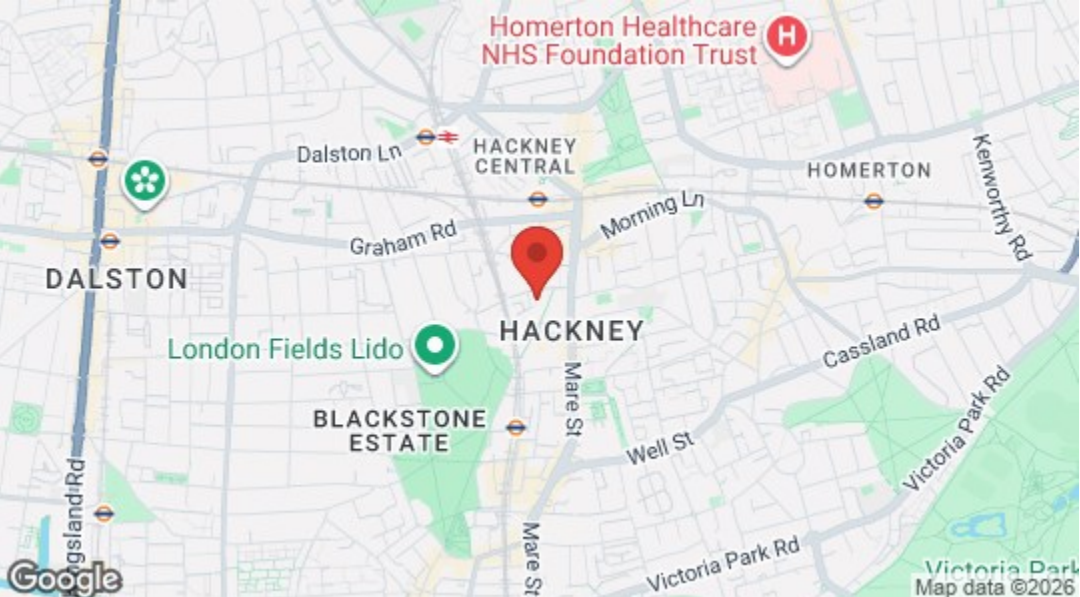


Florfield Passage, London
£2,700 Per Month
2 bed, Flat



Third Floor

Total Area: 66.0 m² ... 710 ft²
All measurements are approximate and for display purposes only.



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
	79	79
EU Directive 2002/91/EC		





Features

- Smartly Presented Two Bedroom Apartment
- Sought After Location
- Recently Refurbished Bathroom
- Wood Floors
- Modern Development
- Easy Access To Hackney Central
- Moments From London Fields

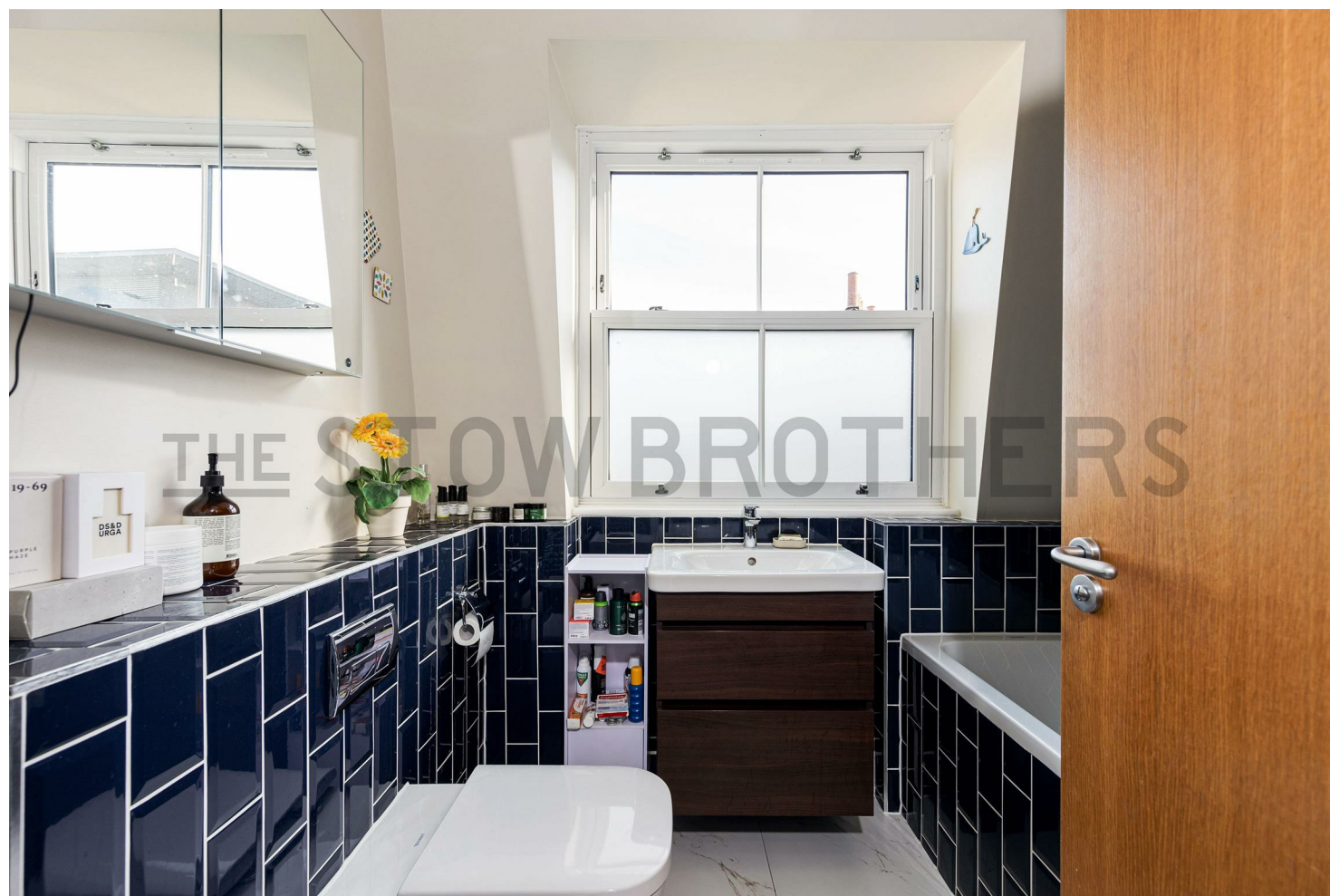
A smartly presented, two bedroom, two bathroom, third floor apartment with a large, walk through, reception and semi-open kitchen. Your enviable central Hackney location puts you just moments from Mare Street and London Fields.

It's an easy eight minute stroll to London Fields Station, where direct Overground trains run through to Liverpool Street in fourteen minutes.



WHAT ELSE?

- MOTH Club and Two Palms are two exciting live music venues, offering intimate gigs from established and emerging artists, both are less than a five minute walk from your front door.
- Intriguing, colourful, interactive Hackney Museum is almost on your doorstep, and well worth a visit to learn more about Hackney's residents from a thousand years ago through to present day.
- Hackney Central station is also nearby, only seven minutes on foot, for more Overground services to Stratford, Camden Road and Shepherd's Bush.





➡ IF YOU LIVED HERE...

At the end of your entrance hall, you'll find your bright, 210 square foot reception room with an open archway to your kitchen. Your reception room is decorated in soft, neutral tones with immaculate, blonde engineered hardwood running underfoot, all the way through into your well equipped kitchen. In here, pale timber cabinets and worktops are complemented by stainless steel integrated appliances and vibrant green paintwork. Next is your stylish main bathroom, all decked out in glossy navy wall tiles, crisp white paintwork and with a shower over the tub.

Your first double bedroom sits opposite the bathroom, with custom made wardrobes and soft velvety carpet underfoot. Your second, principal bedroom is another generous double, with more of that plush carpet and built in wardrobes, plus the extra addition of a spacious en suite shower room. In here you have a modern white suite, chrome fixtures and fittings, sandstone tilework from floor to ceiling and a refreshing stroll in corner shower cubicle.

Outside and it's just a four minute walk to the open green meadows of London Fields. This huge park is also home to The Lido, an outdoor, Olympic sized, heated, public swimming pool. After a refreshing swim head over to the Pub On The Park for tasty smokehouse and chargrilled dishes in the beer garden overlooking abundant nature. There's more nightlife just a couple of minutes from your new home on vibrant Mare Street, where you can dine on fantastic wood fired pizzas, enjoy late night drinks and dancing at Oslo Hackney, or settle down in the intimate surroundings of Night Tales for a signature cocktail.

