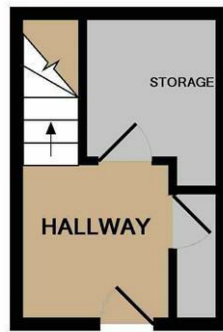


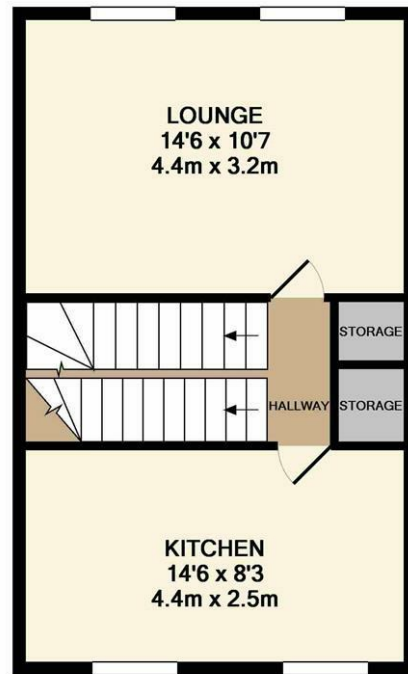
THE STOW BROTHERS

EST 2014

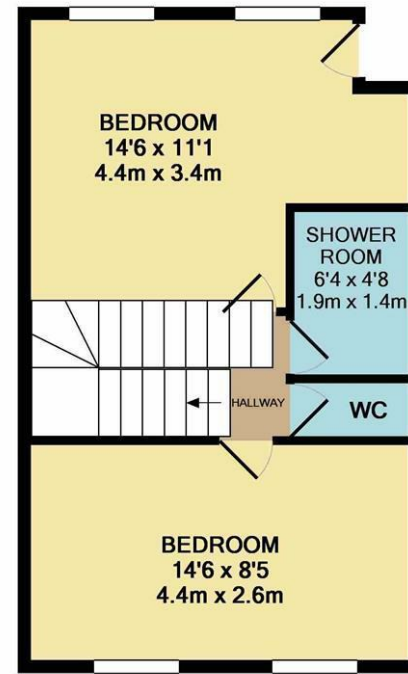
SALES/LETTINGS/NEW HOMES/MANAGEMENT



GROUND FLOOR
APPROX. FLOOR
AREA 88 SQ.FT.
(8.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



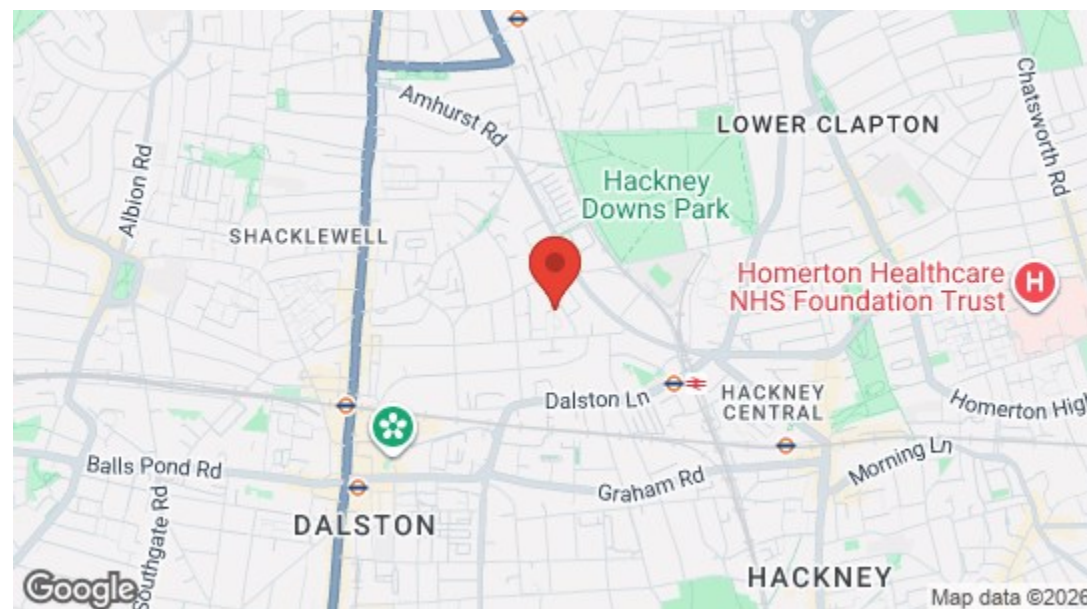
2ND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

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
Made with Metropix ©2019



Foxley Close, Hackney
£3,200 Per Calendar Month
3 bed, Maisonette



Energy Efficiency Rating		
	Current	Potential
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	70	78
EU Directive 2002/91/EC		



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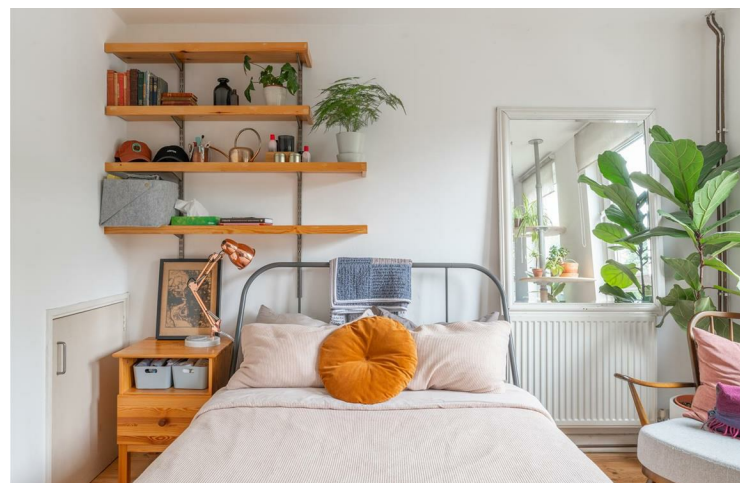


Features

- Three Bedrooms
- Three floors
- Neutral Decor Throughout
- Great storage
- Communal Gardens
- Courtyard Garden
- Excellent Transport Links
- Minimum 12+ Months Tenancy

A spacious and characterful two/three bedroom apartment spread across the first and second floors of a modern development on a quiet, residential turning. Not only do you have communal gardens, you're also enviably located for the forty acre open green space of Hackney Downs, just a four minute stroll away.

You have the best of all worlds here - the nightlife, amenities and comprehensive transport links of Dalston are right around the corner, with the highly desirable locale of Stoke Newington within further reach.



WHAT ELSE?

- You're well-served for local schools, with thirty-five primary/secondaries in a one mile radius, all rated 'Good' or better by Ofsted, an incredible fourteen of which are deemed 'Outstanding'.
- You have excellent transport links to all parts of London, but city workers are particularly well catered for; Hackney Downs overground station is a mere six minutes away on foot to get you directly to Liverpool Street in eight.
- For your new local may we recommend Farr's School of Dancing? Named after the building's 1930s occupants, it serves up tasty craft beers and delicious Sunday roasts in a cosy, stripped back setting. It's just a twelve minute stroll away.





➡ IF YOU LIVED HERE

You'll be stretching out in your generous 160 square foot lounge (currently in use as a bedroom) with natural light streaming in courtesy of twin windows, handsome timber floorboards underfoot and tranquil treetop views. Into the 120 square foot kitchen you're greeted by solid wooden worktops, a contemporary white suite and plenty of room for dining next to a bright yellow statement wall and more pleasant leafy views.

Upstairs and your master bedroom comes in at 150 square feet with more of those covetable floorboards, treetop views and pristine white walls, while the second bedroom (a generous double of over 120 square feet) across the hallway is set to the same high standard with a wealth of built-in storage. Your bathroom is decked out in gleaming white metro tiles and a mirrored cabinet and there's a dedicated WC next door. Finally, your communal gardens are a expansive mix of lush lawn and foliage.

Dalston's just nine minutes away on foot, Kingsland Road is brimming with interesting places to eat and drink, including the vibey tiki bar Ridley Road Market, Dalston Roof Park bar with exquisite views of the city skyline, as well as achingly cool music venues like Cafe Oto, The Victoria and Shacklewell Arms. Jidori serves up mouth-watering Japanese chicken wings and there's even Rio - an independent cinema.

