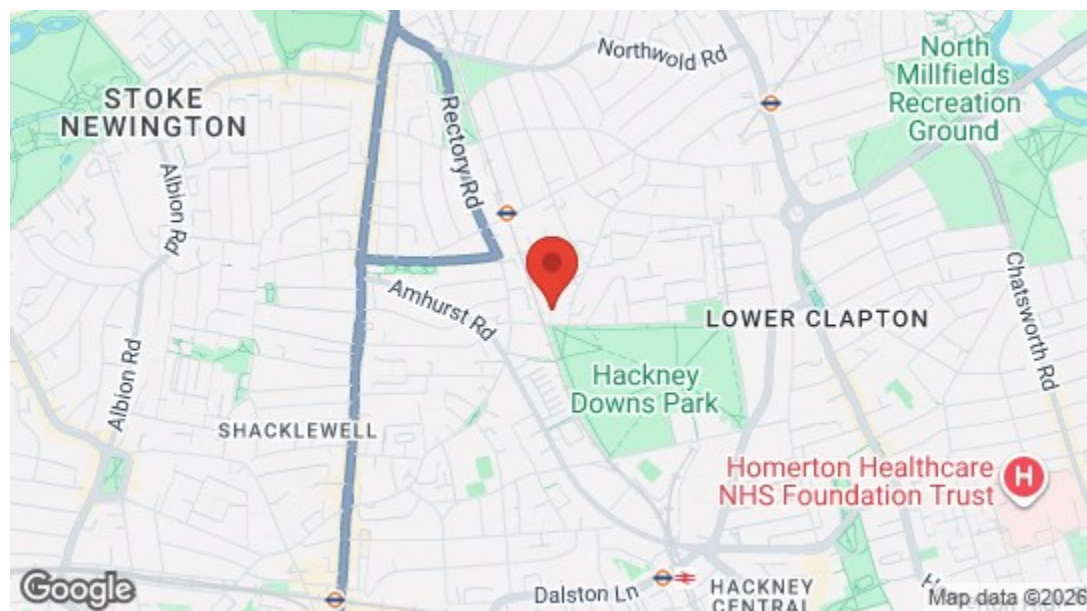


FOURTH FLOOR

Total Area (Excluding Balcony): 51.4 m² ... 553 ft²

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.



Maple Path, London
£2,550 Per Month
 1 bed, Flat



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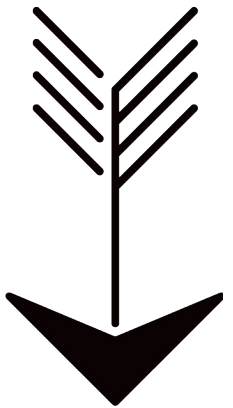
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Features

- Beautifully Bright One Bedroom Apartment
- Oak Herringbone Floor
- High Specification
- Exposed Brick
- Rooftop Pool
- Concierge
- Moments From Hackney Downs Park



Situated on the fourth floor with epic skyline views, this bright and beautiful one-bedroom apartment offers modern living at its very best... There's a private balcony, spotless decor, plenty of natural light and ample storage.

Meanwhile, the enviable position between Clapton and Hackney means you've got as much access to nature as you have buzzing bars and eateries, with Hackney Downs Park on your doorstep, almost literally. Public transport is also excellent, putting you in easy reach of the whole capital..

WHAT ELSE?

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, Millfields Park and Hackney Marshes are walking distance.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into Central London, as well as Hackney Downs station, which is served by the Weaver Overground route to Liverpool Street. Clapton station is a similar distance.
- While unpacking might call for a pizza delivery from the nearby YardSale, Japanese restaurant Uchi would be the perfect spot to head to for a celebratory moving in meal. The sushi served up here is so aesthetically pleasing that you almost wouldn't want to eat it, except it's of course too delicious not to. Definitely worth the splurge.





➤ IF YOU LIVED HERE...

Once you've experienced the joy of living in such modern surroundings, there'll be no looking back...

With generous floor-to-ceiling glazing, your open plan kitchen/living area is bursting with natural light, highlighting the engineered parquet flooring and warm exposed brickwork. You'll quickly appreciate that there's plenty of space to balance all aspects of life, and entertaining will be particularly enjoyable thanks to the smart kitchen area. Pleasingly tucked away yet still benefitting from the flow of light, it features glossy units, integrated appliances and sleek fittings

You'll love having the fourth floor view. It creates an excellent sense of space and privacy, not to mention the fact that living at height can be very energy efficient. Since your balcony is south-west facing, it'll be particularly lovely to use it during warmer months, although as it's covered you can sit out rain or shine.

The bedroom is just as immaculate with neutral decor and built-in storage. The bathroom is as smart and contemporary as you'd expect, with sparkling fittings, a wall-recessed toilet and over-tub shower. You've got more smart storage solutions here too, as well as in the entrance.

Residents also have access to a communal rooftop swimming pool, ideal for an early swim or a relaxed wind-down after a busy day. There's also a concierge on hand, helping with deliveries and the day-to-day running of the building, which adds a welcome layer of ease and security to life here.

As for beyond, you've got some of Hackney's top rated amenities right on your doorstep, from the dim sum institution My Neighbours the Dumplings and much-lauded Vietnamese Hai Cafe to eclectic brewery Blondies and top-rated coffee shop Lodestar. You've even got one of London's coolest movie theatres, the Castle Cinema, less than a mile away. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

