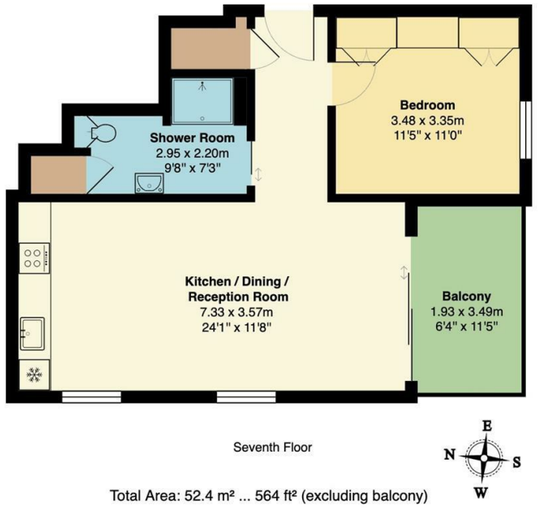


Total Area: 52.4 m² ... 564 ft² (excluding balcony)

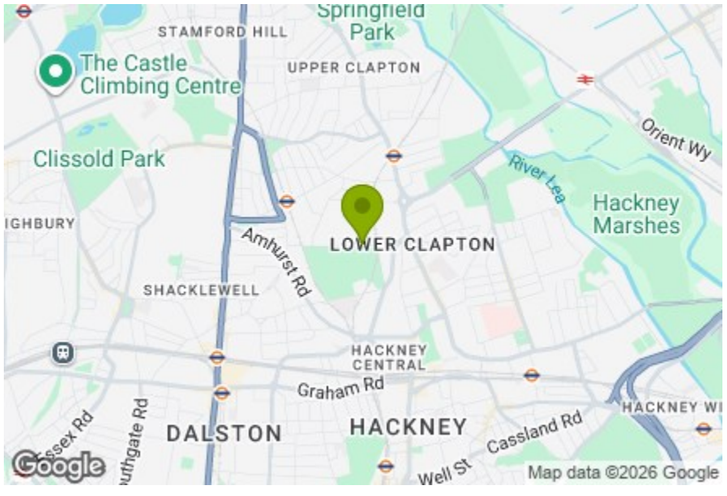
All measurements are approximate and for display purposes only

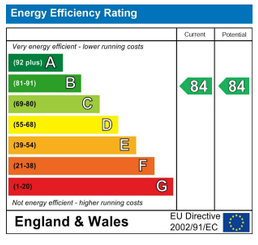
Shower Room
9'8" x 7'2"

Kitchen / Dining / Reception Room
24'0" x 11'8"

Bedroom
11'5" x 10'11"

Balcony
6'3" x 11'5"





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DOWNS ROAD, HACKNEY DOWNS

Offers In Excess Of £470,000 Leasehold

1 Bed Apartment

Features:

- One Bedroom Property
- Seventh Floor
- Private Balcony
- Views of Hackney Downs
- Beautifully Presented
- Concierge and Gym
- Roof Terrace
- Moments from Hackney Downs Station

Situated on the seventh floor with epic views over Hackney Downs, this bright and beautiful one-bedroom apartment offers modern living at its very best... There's a private west-facing sun trap balcony, spotless decor and ample storage inside the apartment, while within the development highlights include the residents' gym, underground secure bike storage, stylish lobby and communal roof terrace.

Meanwhile, the enviable position between Clapton and Hackney means you've got as much access to nature as you have buzzing bars and eateries, while public transport is also excellent, putting you in easy reach of the whole capital.

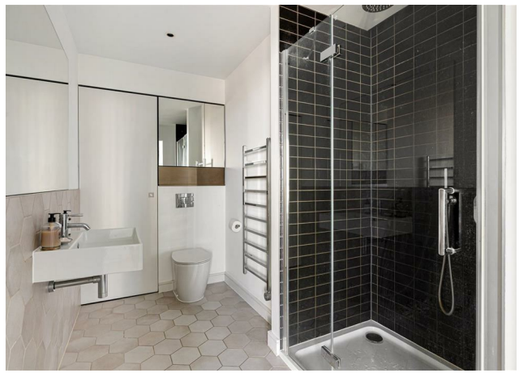
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IF YOU LIVED HERE...

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

With generous glazing flanking tow sides, your open plan kitchen/living area is bursting with natural light, highlighting the engineered flooring and immaculate neutral decor. You'll quickly appreciate that there's plenty of space for balancing all aspects of life - entertaining will be particularly enjoyable thanks to the smart kitchen area, which has glossy units, integrated appliances and a marble-style splash-back.

You'll love having the seventh 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. Your west-facing balcony gets sun from mid-afternoon up to the end of the day, so you can enjoy the sunset with a drink during warmer weather. Of course, you've also got the communal gardens and roof terrace to make use of, plus the on-site gym, which will be a real game-changer.

The bedroom is just as immaculate with neutral decor, soft carpeting, in-built storage and a custom fitted desk. The bathroom is as smart and contemporary as you'd expect, with sparkling fittings, a wall recessed toilet and a walk-in shower. You've got more smart storage solutions here too, as well as in the spacious hallway.

As for beyond, you've got some of Hackney's top rated amenities right on your doorstep, from the dim sim 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.

WHAT ELSE?

- Transport is plentiful in this area - you've got Rectory Road, Clapton, Hackney Downs and Hackney Central stations all between 0.6 and 0.8 miles away, giving you access to a variety of Overground route, including the Weaver into Liverpool Street and the Mildmay between Highbury and Islington and Stratford. There are also some excellent bus routes nearby, including the 55 into Central London.
- 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.
- While unpacking might call for a delivery from the nearby Yardsale Pizza, 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.



A WORD FROM THE EXPERT...

'I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.
Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.
Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.
I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
Branch Manager

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