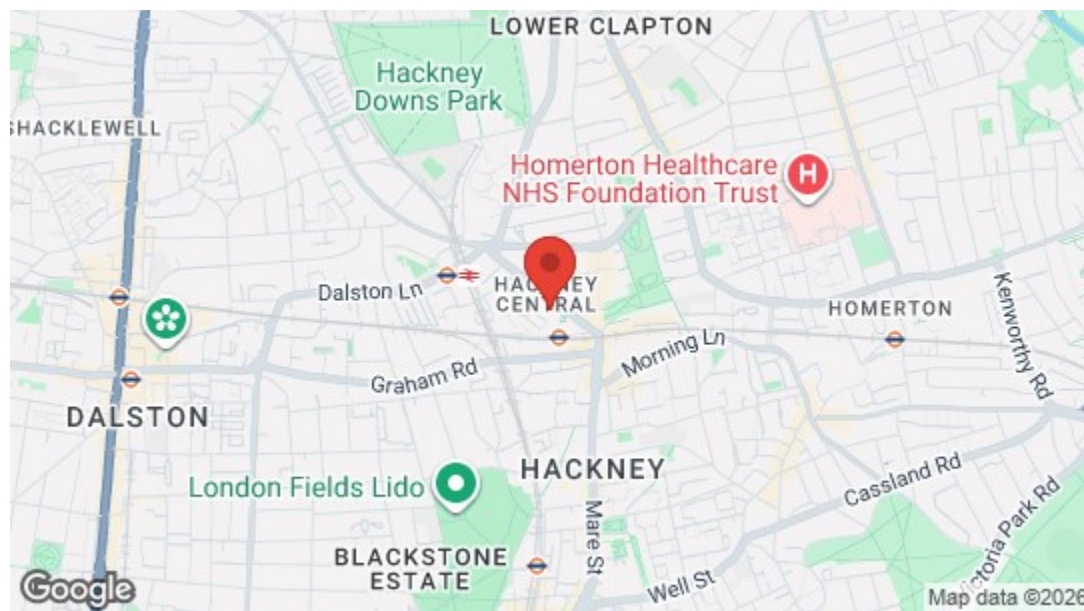


Total Area: 53.2 m² ... 572 ft²

All measurements are approximate and for display purposes only



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	71	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Amhurst Road, Hackney
£2,250 Per Calendar Month
2 bed, Flat





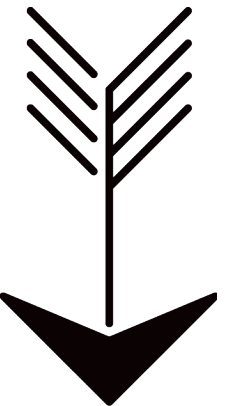
Features

- Two Bedroom Apartment
- Excellently Located
- Moments From Hackney Downs Park
- Walking Distance To Hackney Downs Station
- Popular Cafes and Restaurants Nearby
- Council Tax Band B
- Available Now



A superb two bedroom ground floor apartment in a handsome mansion block, moments from Hackney Downs Park. With your own entrance and three windows facing onto communal gardens, this is a sleek, alluring home in an enviable location.

You're well placed to explore everything that East London has to offer, nestled in between Dalston to the west and Hackney to the south. To the east sits a huge variety of open green spaces.



WHAT ELSE?

- Hackney Downs Park is literally a single minute from your new front door, home to basketball courts and picnic spots. Great for morning runs or just sitting in the sun.
- Your new local is The Pembury Tavern, a grand old pub serving the freshest Five Points range of craft beers while you play your choice of board game.
- Try out the rich Italian fare at Tom's Pasta, including the raved-about nduja and beef shin lasagna.





➤➤ IF YOU LIVED HERE..

Once through your dedicated entrance your hallway welcomes you with pale grey engineered hardwood underfoot, as throughout. Your kitchen awaits to the left, neat and practical with an abundance of cupboard space, tiling underfoot, and a gas hob set in glossy black quartz style worktops. Then you'll find your reception, a generous space with a large double sash window allowing for views over the grounds and plentiful natural light.

Your principal bedroom is next door, a solid double, all clean lines, bright white walls and more double glazed sash windows. Bedroom two is back through the reception and off the hallway, another double, similarly styled. Your bathroom is home to a vanity sink, and shower over the panel sided tub. Large format marbled tilework adds a hint of luxury here, while the WC sits handily separated across the hall.

Outside, and it's less than half a mile on foot to Hackney Downs station for the Overground, with the Weaver Line taking you to Liverpool Street in under ten minutes, meaning your commute could be as little as twenty minutes door to door. All your amenities are close at hand too. Hackney's huge array of places to eat, drink, shop, and dance starts just a half mile stroll away, at the top of Mare Street.

