



Ground Floor

First Floor

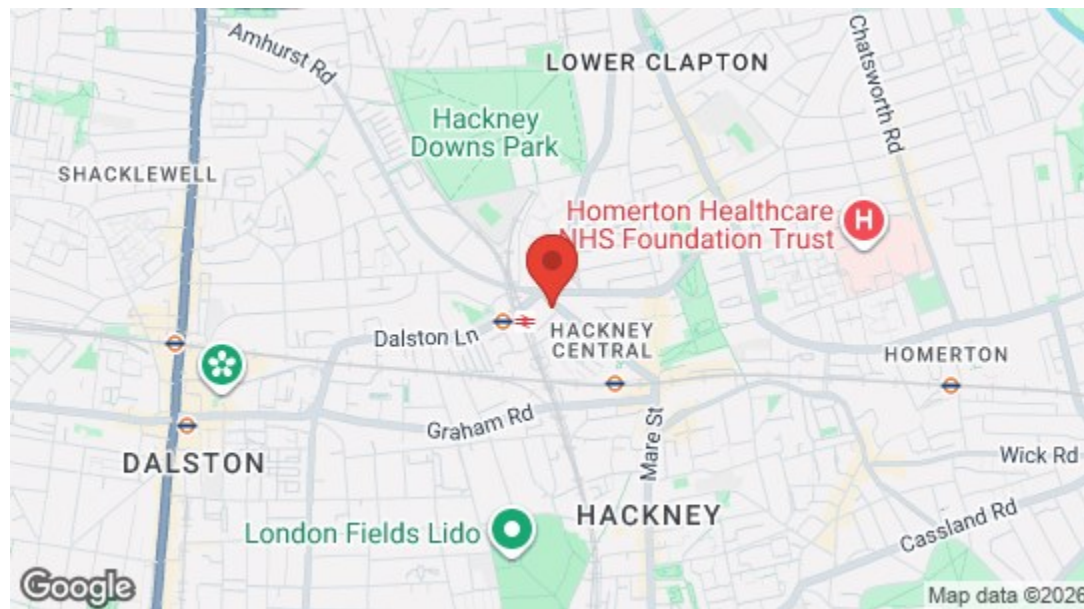
Second Floor

Total Area: 77.9 m<sup>2</sup> ... 838 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Amhurst Road, London  
**£2,600 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		73	79
		EU Directive 2002/91/EC	



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## Features

- Three Bedroom Maisonette
- 838 Sq. Ft.
- Filled With Natural Light
- Centrally Located
- Moments from Hackney Downs & Hackney Central Stations
- Short Distance to Hackney Downs and London Fields
- Wi-Fi Included In The Rent



This stylish and spacious three-bedroom apartment is arranged across the first and second floors of a period building in the heart of Hackney. Surrounded by an unbeatable mix of independent eateries, bars and excellent transport links, you're also just moments from green spaces including the much-loved London Fields.

Inside, the home is flooded with natural light, finished with smart decor throughout, and offers generous storage space, making it as practical as it is impressive.



### WHAT ELSE?

- The Hackney Picturehouse cinema is just a short away on foot and has a brilliant selection of blockbusters and indies alike, as well as a great cafe bar. The legendary Hackney Empire is also nearby.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. Hackney Downs Park is a stone's throw away, while London Fields is strolling distance, with its much-loved lido. Victoria Park is a short stretch further - and home to some internationally renowned festivals including All Points East Festival and LIDO.
- If you want to ramp up your nightlife, you'll be delighted to find that MOTH club and Oslo are close by - two excellent live music venues.





➤➤ IF YOU LIVED HERE...

Spread across 838 square feet, this beautifully finished apartment offers a fantastic balance of space, style and location. With crisp design throughout, settling in will be effortless.

The reception room is filled with natural light thanks to its east-facing window, while the separate kitchen is sleek and contemporary, with smart units, glossy tiling and high-spec appliances. The bedroom on this floor is a generous double with the same smart finish, while the modern bathroom features a walk-in shower.

Up on the second floor, you'll find two further bedrooms, both finished to the same high standard and offering excellent flexibility for guests, work-from-home space or family living.

As for beyond, this is a brilliantly thriving part of Hackney, with incredibly easy access to London Fields, Clapton and Victoria Park. Your local pub is the wonderfully iconic Pembury Tavern, while The Vincent is just as close and will be your go-to for brunch. Only slightly further away you'll find Casa Fofa, a great spot for fine dining. Even meat eaters will love Temple of Seitan, a vegan restaurant strolling distance away.

Transport is plentiful in this area with some excellent bus routes nearby, including the 55 and 38 into central London, as well as Hackney Downs and Hackney Central station very close by, which are served by two Overground lines.

