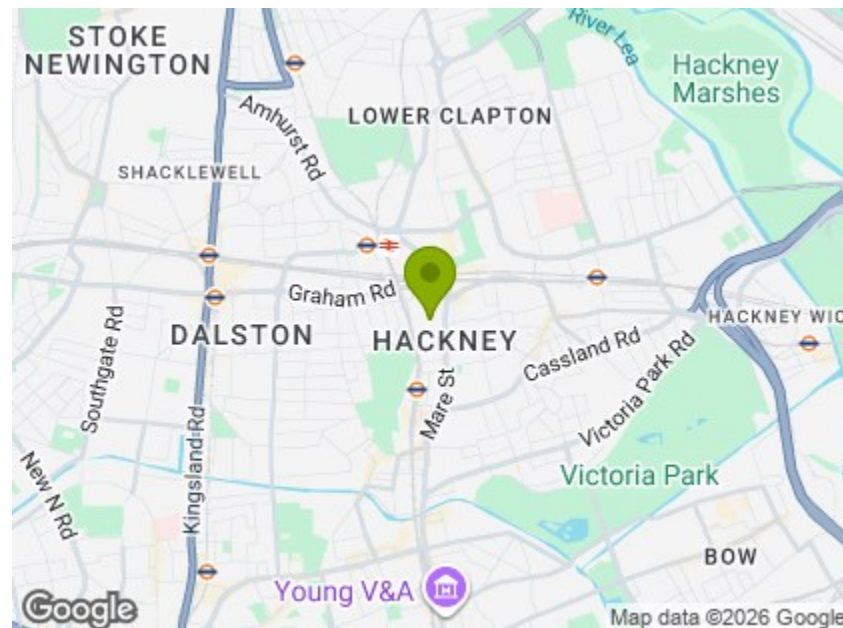


SECOND FLOOR

Total Area (Excluding Balcony): 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	75	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## READING LANE, LONDON

£2,600 Per Month  
 1 Bed Flat



### Features:

- Immaculate One Bedroom Apartment
- Private South Facing Balcony
- Filled With Natural Light
- Sought After Location
- Moments From London Fields
- Easy Access To Hackney Central

An immaculate, one bedroom, second floor apartment with private balcony and a large, open plan kitchen, lounge and diner. Enviably located just off Mare Street, with exciting music venues, great restaurants and legendary London Fields close by.

It's an easy eight minute stroll to London Fields station, for Weaver line Overground services to London Liverpool Street. Just nine minutes direct for a door to door city commute of around a quarter hour.

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 0208 520 3077

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 0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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**E18 & IG8**  
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### IF YOU LIVED HERE...

Entering your second floor apartment your vast, 215 square foot, open plan kitchen, lounge and diner is first off the entrance hall. At one end, luminous, floor to ceiling patio doors lead onto your private, fully decked, South facing balcony. Splendid rooftop views. At the opposite end another broad, bright window illuminates the kitchen area, decked out in pale grey cabinets and smoky grey worktops with a sleek integrated oven and extractor hood with a brushed stainless steel splashback.

Immaculate, blonde, engineered hardwood flooring in your living room gives way to dark, velvety carpet in your handsome double bedroom. In here, walls are finished in shades of grey,

and there's a floor to ceiling bank of mirrored, fitted wardrobes. Head back out in the hallway again, for your generously proportioned bathroom, home to a refreshing stroll in shower.

Mare Street is the heart of Hackney's renowned nightlife. A three minute walk brings you to the top, where you'll find an eclectic programme of community and larger scale productions at the Hackney Empire Theatre and two buzzing live music venues, Moth Club and Two Palms. A little further down Mare Street you can dine on the best wood fired pizzas at Burnt Mill or discover delicious, authentic, Vietnamese cuisine at Green Papaya restaurant. For relaxed cafe culture and freshly baked goods to take away, Pophams is only a four minute walk and serves wonderful, Scandinavian inspired, pastries and sweet treats.



### WHAT ELSE?

- You can refresh yourself with an outdoor swim all year round, at London Fields Lido. A heated, Olympic size, outdoor pool that's only an eight minute walk from your new home.
- A four minute walk brings you to lush, open, London Fields itself, where you'll find tennis and basketball courts and the welcoming Pub On The Park.
- It's only seven minutes on foot to Hackney Central station, where Mildmay line Overground trains run to Stratford in eight minutes and Camden Road in twelve. From Stratford you can also connect with Central and Elizabeth line services.

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