



CLARENCE ROAD, HACKNEY
£2,900 Per Calendar Month
3 Bed Flat



Features:

- Three Bedroom Maisonette
- Recently Refurbished
- Private Garden
- Large Dine In Kitchen
- Modern Family Bathroom
- Excellently Located
- Moments Away From Hackney Downs Park
- 845 Sq Ft.

A split level three bedroom apartment, artfully arranged over three floors, plus a generous rear garden. Smartly finished throughout, you have Hackney Downs on your doorstep, and Hackney Central station just a short stroll away.

You're right in the heart of Hackney here, with landmark gastropubs like The Clapton Hart and The Star by Hackney Downs within easy walking distance, and the main thoroughfare of Mare Street just a half mile on foot.

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IF YOU LIVED HERE...

Step inside for your first two bedrooms, each a solid double of around 100 square feet, finished with blonde hardwood floors and neutral cream paintwork. Moving to the rear, your dual aspect, 170 square foot lounge is similarly styled. From here you can step out into your garden, a large expanse of zero maintenance courtyard.

Back inside and downstairs you have a second social space; your kitchen/diner comes in at 170 square feet, strikingly dressed in suites of mint green cabinets

with onyx handle accents and smooth white worktops. Your bathroom's also down here, simple and effective in white with a shower over the tub. Finally, up on the first floor, bedroom three is another double, completing the sleeping arrangements.

Step out of your new front door and first stop is Hackney Downs Park, London's coolest open green space with a community orchard, basketball and tennis courts and innumerable picnic spots. It's also home to one of Hackney's finest and most characterful gastropubs. The Star by Hackney Downs, offers eclectic décor, and a fine range of food and drink to enjoy against the leafy green backdrop.



WHAT ELSE?

- There's another legendary local at your fingertips. The Clapton Hart is famous for its amazing beer garden and delicious menu. All just five minutes away on foot.
- If you prefer your nature wilder, the vast blue and green space of Hackney Marshes is just a twenty minute walk away. You'll forget you're in London.
- Hackney Central station is half a mile on foot, for direct fourteen minute runs to Stratford and the Westfield shopping centre. There's also a comprehensive range of ongoing connections including the Central, Jubilee and Elizabeth lines.

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Reception
8'5" x 20'3"

Bedroom 1
8'2" x 13'4"

Bedroom 2
8'0" x 11'3"

Bedroom 3
5'10" x 14'7"

Kitchen / Diner
12'9" x 14'2"

Bathroom
7'7" x 6'4"



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