



ASKING PRICE

£425,000 Leasehold
Downs Road,
London, E5 8DA



PROPERTY SUMMARY

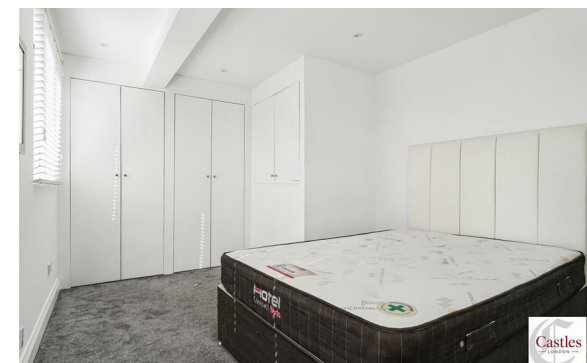
A beautifully presented one-bedroom penthouse apartment offering approximately 562 sq ft of well-proportioned living accommodation. The property is maintained to a high standard throughout, featuring a bright and contemporary interior with neutral décor, herringbone-style flooring and plush carpeting.

The accommodation comprises a generous double bedroom, modern fitted kitchen and an impressive open-plan reception and kitchen area, creating a versatile space ideal for both relaxing and entertaining. A particular highlight is the reception room's double doors, which open directly onto a substantial wrap-around balcony. This exceptional outdoor space provides a seamless extension of the living accommodation and offers panoramic views across the London skyline. Positioned on the top floor, the property combines stylish modern interiors with an enviable elevated outlook.

The property occupies an exceptionally convenient location, with Clapton Station, Hackney Downs Station and Hackney Central Station all within easy reach, providing excellent connections across London and towards the City and Central London. Mare Street and the surrounding area offer an extensive selection of cafés, restaurants, takeaways, supermarkets and independent shops, ensuring a wealth of everyday amenities is close at hand.

For those seeking green open spaces, both Clapton Pond and Hackney Downs Park are nearby, providing attractive settings for leisure and recreation.

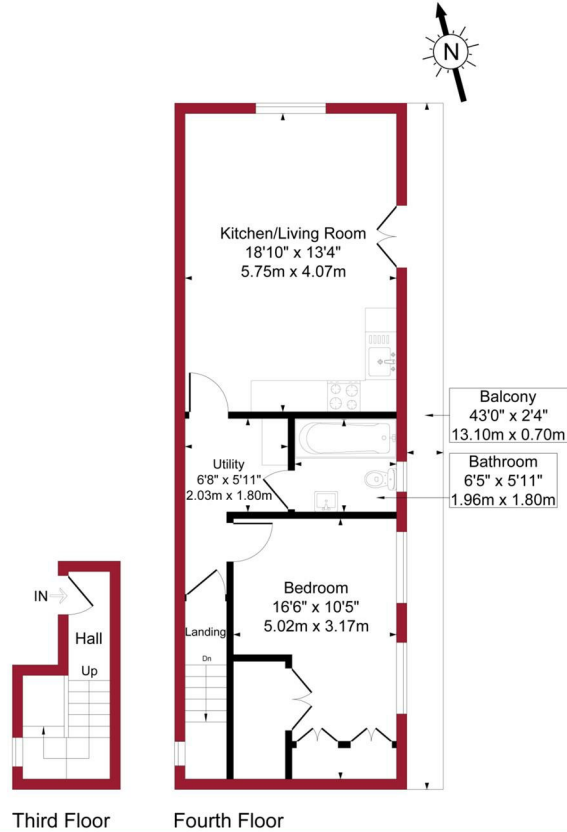
With excellent transport connections, a vibrant local scene and an abundance of amenities on the doorstep, Downs Road offers an appealing combination of contemporary city living, convenience and outdoor space.





Downs Road, London, E5

Approximate Gross Internal Area = 562 sq ft / 52.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Transport:

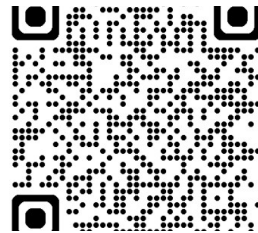
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line.

Shopping And Leisure:

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions:

To the office If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(One-



Flat

Leasehold

Council: Hackney

Council Tax Band: B

Lease Remaining: 99 years

Service Charge: £1,500 pa

Ground Rent: TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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E5 0RN

OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	