



DOWNS ROAD, LONDON, E5
£399,950 LEASEHOLD

STUNNING ONE BED APARTMENT IN THE HEART OF E5

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

Situated on the top floor, this well-presented one-bedroom penthouse offers approximately 562 sq ft of accommodation, finished to a good standard throughout. The property benefits from a bright, contemporary interior, attractive herringbone-style flooring and a particularly impressive wrap-around balcony with far-reaching views across the London skyline.

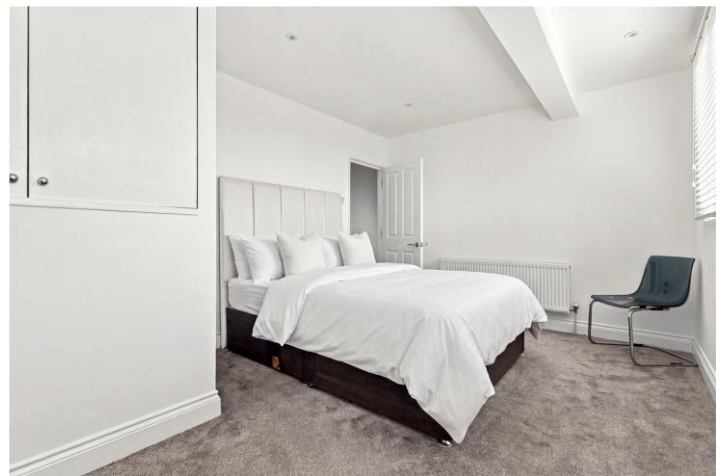
The accommodation comprises a spacious open-plan reception room and fitted kitchen, a well-proportioned double bedroom and a modern bathroom. The reception room provides ample space for both living and dining, with double doors opening directly onto the substantial wrap-around balcony. This provides an excellent extension of the living space, offering plenty of room for outdoor seating and dining, whilst enjoying the elevated views across London.

The property is conveniently located for Clapton, Hackney Downs and Hackney Central stations, providing a range of transport links across London. Mare Street and the surrounding area offer a good selection of local shops, cafés, restaurants and supermarkets, catering for a variety of everyday needs.

Hackney Downs Park and Clapton Pond are also close by, providing pleasant green spaces for outdoor recreation.

Combining a top-floor position, well-presented accommodation and an impressive wrap-around balcony, this appealing property is ideally suited to buyers looking for a modern home in a well-connected Hackney location.

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Downs Road

Total area: approx. 658.1 sq. feet (61.1 sq. metres)

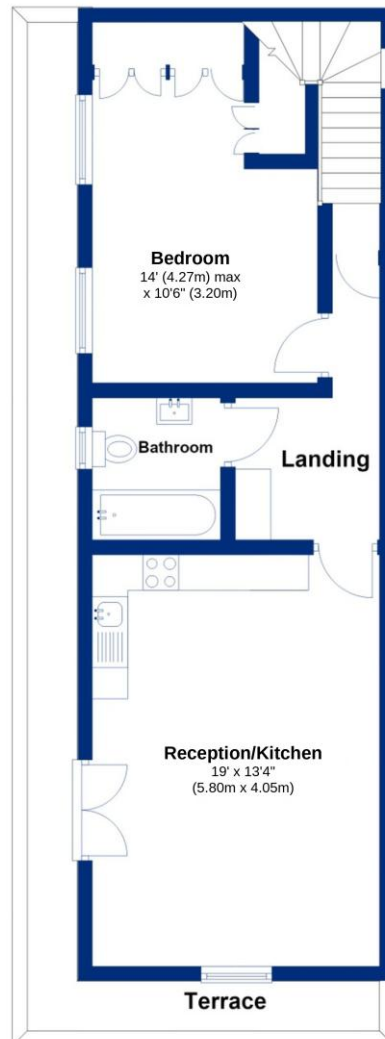
Second Floor

Approx. 70.0 sq. feet (6.5 sq. metres)



Third Floor

Approx. 588.1 sq. feet (54.6 sq. metres)
(excluding Terrace)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260479>

Tenure: Leasehold

Term: 250 year and 0 months (Subject to change)

Service Charge: £0 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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