





OTTO BUILDINGS, DOWNS ROAD, LONDON, E5

**£660,000 LEASEHOLD**

# AN EXCEPTIONAL MODERN TWO-BEDROOM APARTMENT OVERLOOKING HACKNEY DOWNS.

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

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## DESCRIPTION:

Located on the third floor within the RIBA award-winning Otto Building development, E5. This exceptional apartment offers striking architecture and well-designed living space on one level, with convenient lift access.

The property features a generous open-plan kitchen, dining, and reception area with a sleek finish and integrated appliances within the kitchen. The reception has access out to a private south-facing terrace with uninterrupted views across Hackney Downs and the London skyline. There are two generous double bedrooms, the principal bedroom features a dedicated en-suite bathroom, accompanied by a separate, stylish family bathroom off the main reception. An additional versatile room offers genuine flexibility; perfectly suited as an extra bedroom, second reception, or a dedicated home office. Each room opens directly onto the balcony directly facing the park. The property further benefits from underfloor heating throughout. Residents of The Otto enjoy exclusive access to an impressive selection of amenities, including a concierge, a residents' gym, a communal lounge, panoramic roof terrace and secure bicycle storage.

Perfectly positioned for transport and leisure, the apartment is just moments from Hackney Downs and Rectory Road Overground stations, with green spaces including Abney Park Nature Reserve and Millfields Park also nearby. The vibrant independent shops, cafés, and restaurants of Lower Clapton and Chatsworth Road are all within easy reach.

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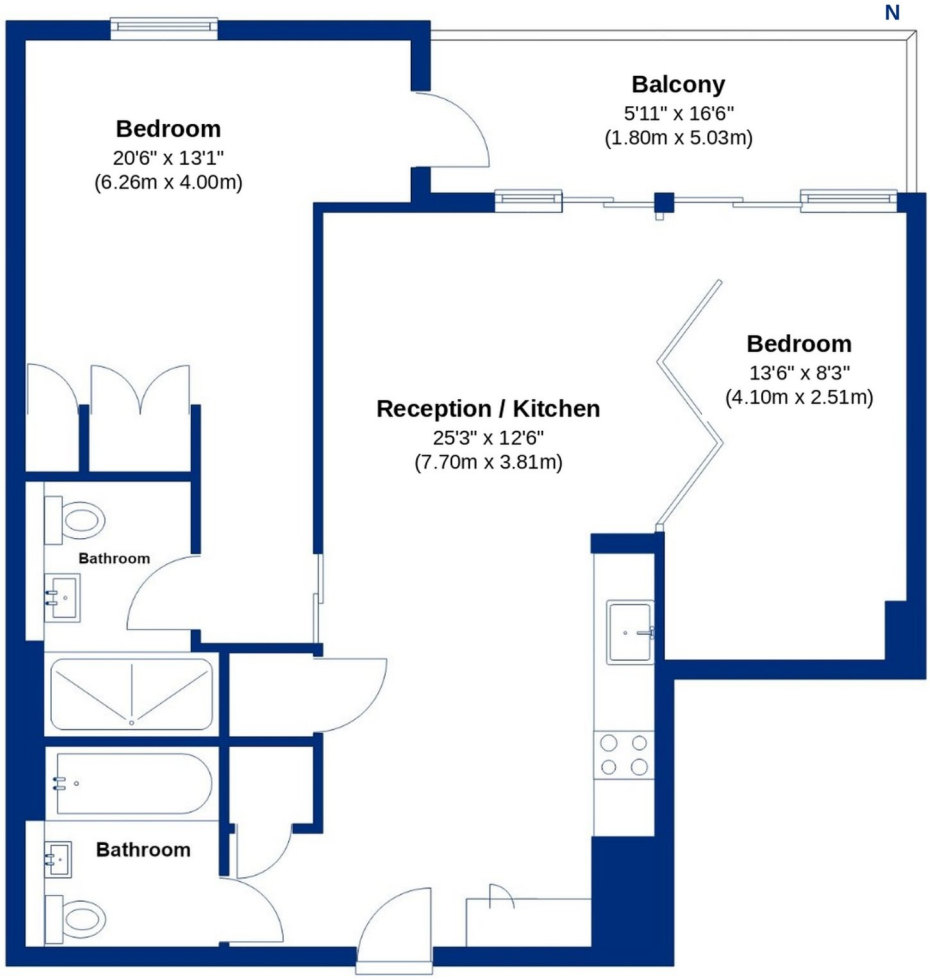
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# Otto Building

Total area: approx. 764.0 sq. feet (71.0 sq. metres)

## Third Floor

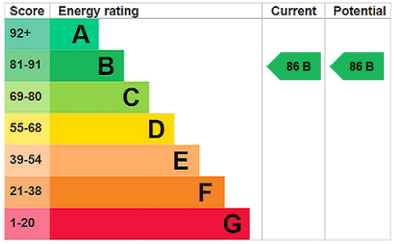
Approx. 764.0 sq. feet (71.0 sq. metres)
(excluding Balcony)




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.
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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.




https://www.winkworth.co.uk/sale/property/HAC260512

**Tenure:** Leasehold

**Term:** 992 year

**Service Charge:** £5235 per annum (approx.)

**Ground Rent:** £ 375 Annually (Subject to review)

**Council Tax Band:** D

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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