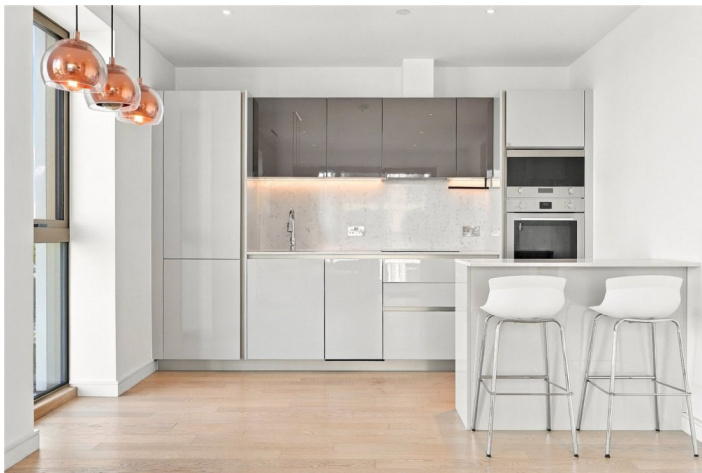




OTTO BUILDINGS, DOWNS ROAD, LONDON, E5
£485,000 LEASEHOLD

**A STUNNING ONE BEDROOM APARTMENT
ON THE 8TH FLOOR WITH PRIVATE TERRACE
& VIEWS OVER HACKNEY DOWNS.**

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

Winkworth

winkworth.co.uk



DESCRIPTION:

Perfectly positioned overlooking Hackney Downs in the exclusive Otto Buildings development, this stylish one-bedroom apartment offers a blend of modern design and urban convenience. Situated on the eighth floor with lift access, the property delivers an exceptional standard of living in one of East London's most vibrant neighbourhoods.

The space is thoughtfully designed, comprising of a wide entrance hallway featuring a storage room to your right on entering. The open-plan living area is bathed in natural light, and features a stylish kitchen with a built-in breakfast bar, complete with integrated Smeg appliances, it's the perfect space for entertaining and relaxation. The reception opens out to a wonderful terrace with views across Hackney Downs, offering a serene outdoor retreat complete with outdoor furniture and a great spot for morning coffee or a sundowner. A generous double bedroom features a vast floor to ceiling window and built-in wardrobes & a well proportioned contemporary bathroom suite with an internal utility cupboard, complete the accommodation. Additional highlights include underfloor heating throughout, a communal roof terrace, and exclusive access to a residents' gym.

Conveniently located 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 also within easy reach.

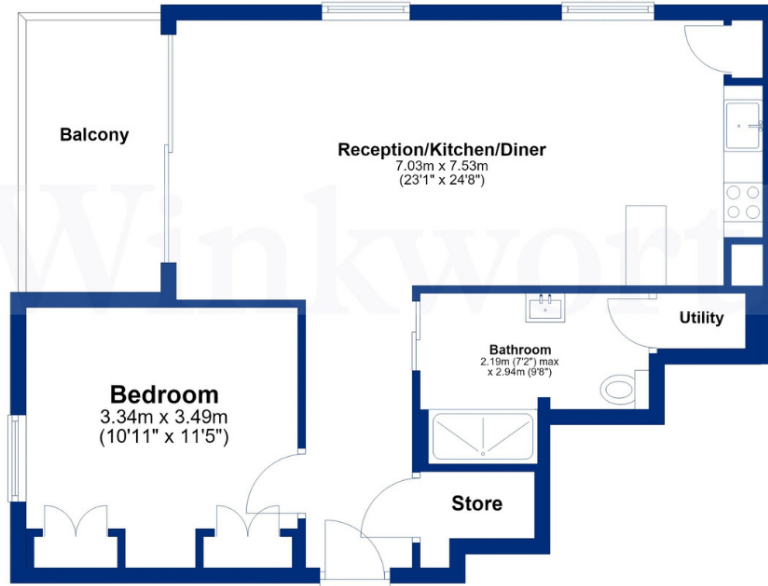
Winkworth



Winkworth

Eighth Floor

Approx. 51.7 sq. metres (556.4 sq. feet)
(excluding Balcony)



Total area: approx. 51.7 sq. metres (556.4 sq. feet)

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.

Floor Plan Drawn According To RICS Guidelines

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Otto Building

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260435>

Tenure: Leasehold

Term: 992 years

Service Charge: £4414.58 per annum (approx.)

Ground Rent: £ 275 Annually (Subject to review)

Council Tax Band:

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.

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

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.