



OTTO BUILDING, DOWNS ROAD, LONDON, E5  
'OFFERS IN EXCESS OF' £489,995 LEASEHOLD

## OUTSTANDING ONE BEDROOM APARTMENT WITH LARGE PRIVATE BALCONY

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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## DESCRIPTION:

An outstanding one-bedroom apartment with private balcony and communal roof garden in a prestigious new development overlooking Hackney Downs.

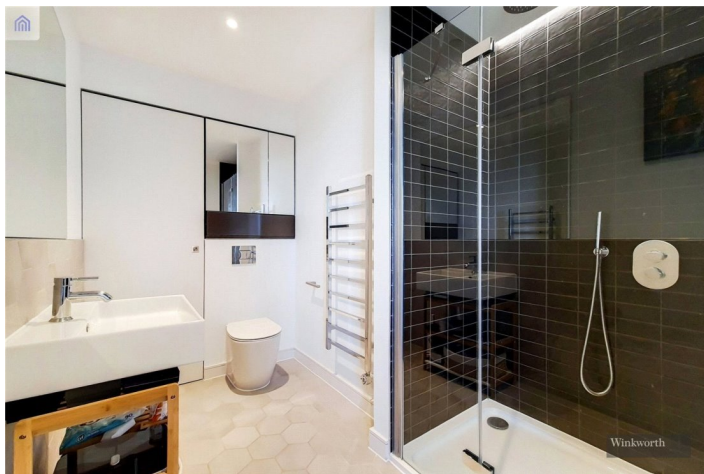
Set on the ninth floor, the property features spacious, well-proportioned rooms with under floor heating, engineered oak flooring and a unique ventilation system with comfort cooling. The accommodation comprises a generous living and entertaining space with large private balcony providing fantastic views over the park and towards the city, the living area is a bright open plan space featuring a modern kitchen with integrated appliances, the double bedroom sits off the entrance hallway and includes practical built-in storage and stunning views, a luxury bathroom offers a convenient walk-in shower and completes the accommodation.

Further benefits include a resident's gym, concierge, secure bicycle storage and a communal roof garden which overlooks Hackney Downs Park.

An eclectic mix of eateries, independent shops, supermarkets, cafes and pubs are nearby on Lower Clapton Road and Mare Street. Excellent transport links to the City and West End are nearby, with numerous well connected bus routes and easy access to the Overground Services of Clapton and Hackney Central.

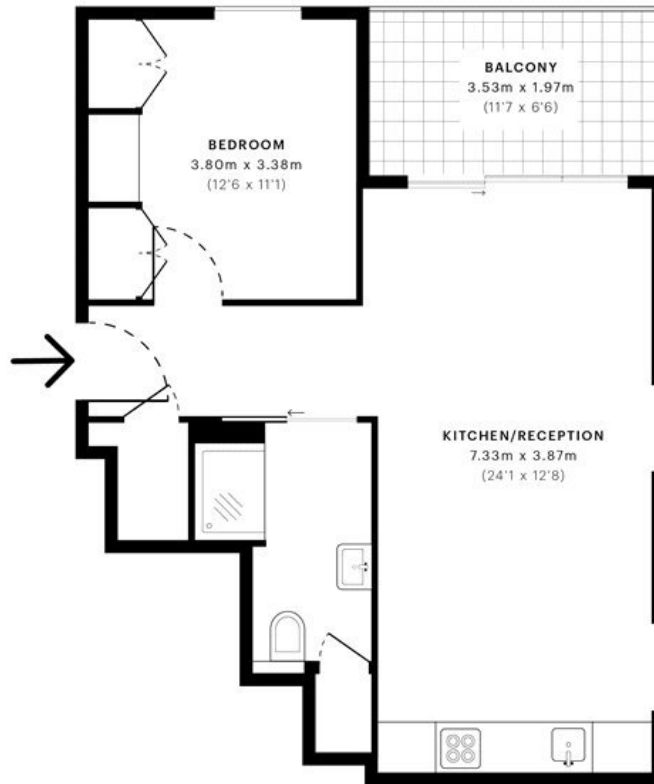
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— Ninth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
51.92 sqm / 558.86 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes windows, restricted head height  
50.30 sqm / 541.42 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
6.84 sqm / 73.63 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.13 sqm / 1.40 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.76 sqm / 632.49 sqft  
IPMS 3C RESIDENTIAL 57.35 sqm / 617.31 sqft

spec id: 61795d7de67d190dbb6d1245

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

<https://www.winkworth.co.uk/sale/property/HAC240398>

**Tenure:** Leasehold

**Term:** 991 year and 3 months

**Service Charge:** £3977.78 per annum

**Ground Rent:** £ 275 Annually (subject to increase)

**Council Tax Band:** C

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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