



OTTO BUILDING, DOWNS ROAD, LONDON, E5  
**£675,000 LEASEHOLD**

## A STUNNING MODERN TWO-BEDROOM APARTMENT OVERLOOKING HACKNEY DOWNS.

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## DESCRIPTION:

Located on the third floor of a contemporary development, this stylish apartment offers bright, 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 contemporary finish and integrated appliances within the kitchen. Two spacious double bedrooms both include fitted wardrobes and direct access to a private south-facing terrace with stunning views across Hackney Downs. The principal bedroom benefits from a modern en-suite shower room, while a further full bathroom suite is located off the main living space.

Additional highlights include underfloor heating throughout, a communal roof terrace, and exclusive access to a residents' gym.

Perfectly positioned for transport and leisure, the apartment is moments from Hackney Downs and Rectory Road Overground stations, the green spaces of Abney Park Nature Reserve and Millfields Park nearby, along with the independent shops, cafés, and restaurants of Lower Clapton and Chatsworth Road.

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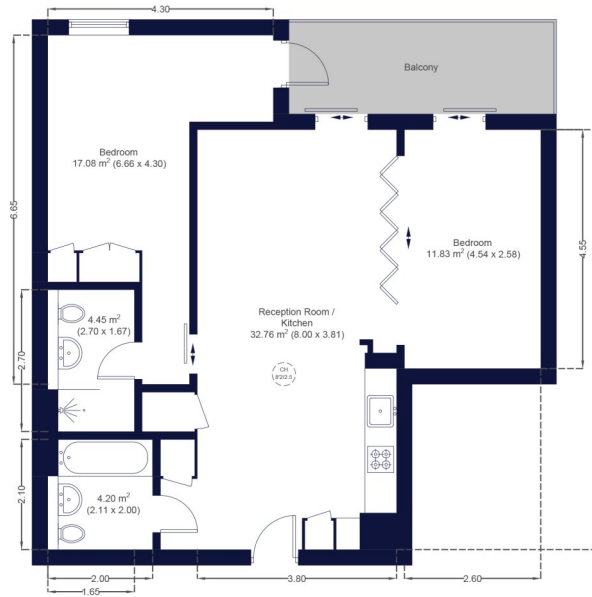




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▼ Third Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold

**Term:** 991 year and 0 months

**Service Charge:** £5282 per annum

**Ground Rent:** £ 375 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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