

# Wild & Co.

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## Jacob House, Amhurst Road, E8 2BS

Jacob House is a contemporary purpose built block, this beautifully presented one bedroom apartment is situated on the 4th (top) floor, well proportioned rooms offer bright, spacious accommodation. The apartment has been decorated in a simple neutral palette creating clean uncluttered lines which enhances the natural light and the open feel of the flat.

Located on Amhurst Road at the junction of Shackelwell Lane and Rectory Road, moments walk of Hackney Downs Park and with numerous bus routes on your doorstep and within a short walk to either Rectory Road or Hackney Downs train stations. The area is well known for the variety of eating establishments, and local independant retailers and in the evening you can enjoy the local nightlife with a wide choice of bars, nightspots and restaurants.

Early viewing is highly recommended.

**Guide Price £325,000 | Leasehold**

# Jacob House, Amhurst Road, E8 2BS



- Contemporary built block.
- Spacious accommodation.
- Close to transport.
- Ideal first time or buy to let purchase
- Top (4th) floor with lift.
- Light, bright rooms.
- Moments walk of Hackney Downs Park.
- Excellent decor.
- Sought after location.
- No chain.

## Full Details

Jacob House is a contemporary purpose built block.

Beautifully presented one bedroom apartment.

Situated on the 4th (top) floor.

Well proportioned rooms.

Bright, spacious accommodation.

Decorated in a simple neutral palette.

Clean uncluttered lines which enhances the natural light and the open feel of the flat.

Located on Amhurst Road at the junction of Shacklewell Lane and Rectory Road.

Numerous bus routes on your doorstep.

Short walk to either Rectory Road or Hackney Downs train stations.

Vibrant area.

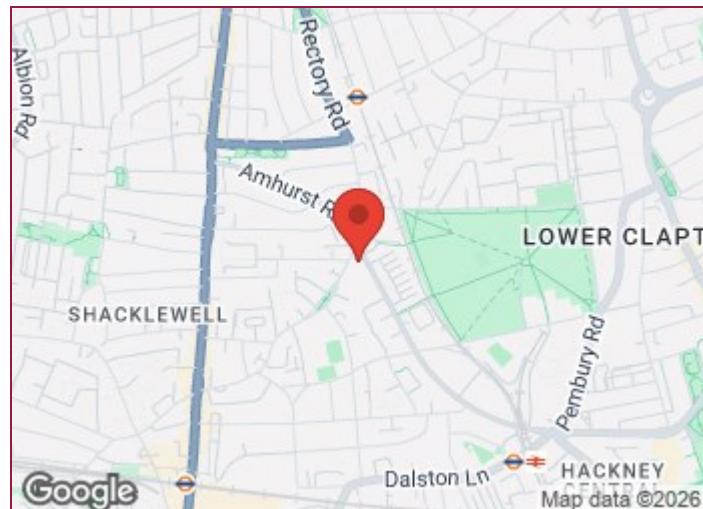
Moments walk of Hackney Downs Park

Exciting nightlife.

Variety of eating establishments, and bars.

Local independant retailers.

Early viewing is highly recommended.



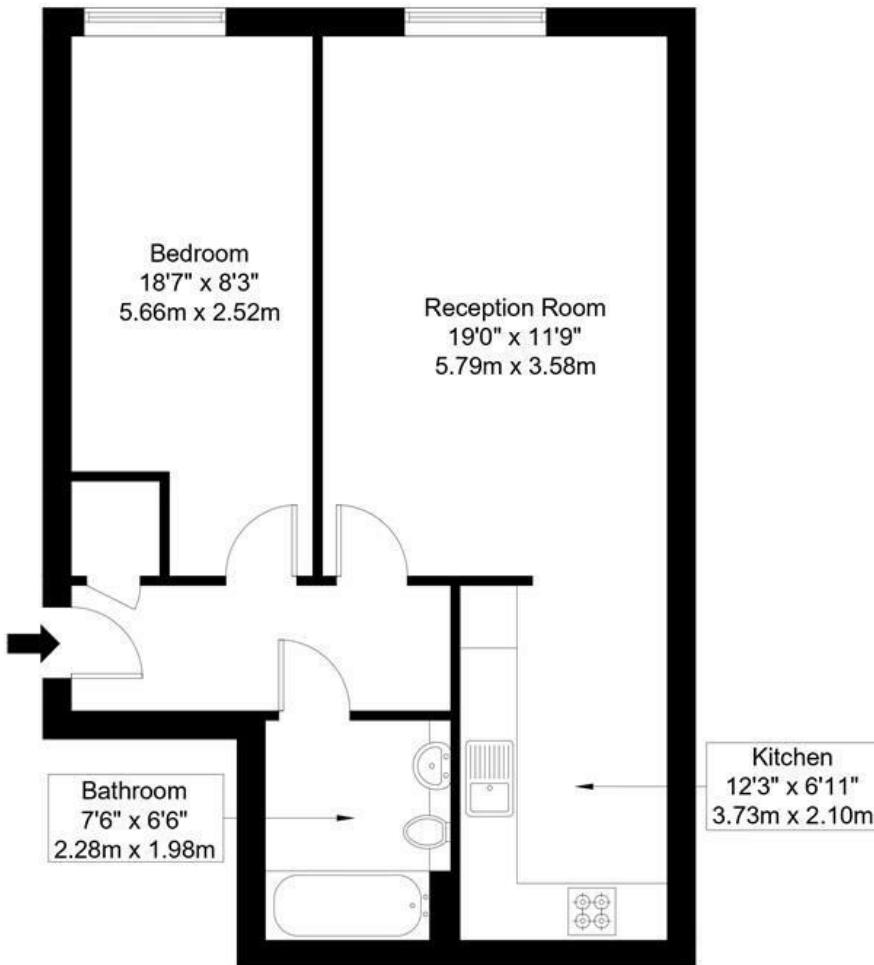
## Directions

Jacob House is located on the corner of Amhurst Road and Shacklewell Lane. Amhurst Road runs between Mare Street and Stoke Newington High Street.



# Amhurst Road, E8 2BS

Approx Gross Internal Area = 55.16 sq m / 594 sq ft



Fourth Floor

Ref :

**B L E U**  
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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