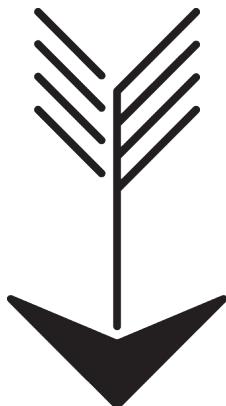


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
			EU Directive 2002/91/EC





Features

- Two Bedroom Maisonette
- Period Conversion
- Excellently Located
- Millfields Park Nearby
- Coffee Shops & Restaurants Nearby

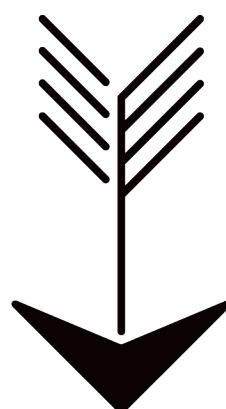
A spacious, split level and smartly finished two bedroom apartment, arranged over the first and second floors of a generous period conversion, and featuring an especially sizeable lounge. Outside you have famous Chatsworth Road Market right on your doorstep.

Home to award winning butchers, fishmonger and grocers, the Chatsworth Road Market runs every Sunday and also offers some of the best street food in London.



WHAT ELSE?

- You're exceptionally well served for greenery, with Victoria Park, Hackney Marshes and Hackney Downs Park all within walking distance
- Mare Street, the well known epicentre of Hackney's famous nightlife is just twenty minutes on foot from your new front door, for huge range of venues, restaurants, cafes and bars.
- The Star by Hackney Downs is an excellent choice for your new local. Just half a mile away on foot you can enjoy fine food and drink amid eclectic dÈcor and a lush green park backdrop.







↗ IF YOU LIVED HERE...

Climb the stairs and step right into your 190 square foot front lounge, smoky grey engineered hardwood floors flow underfoot and twin oversized double glazed windows let natural light stream in. Next door is the kitchen, with dark smoky vinyl underfoot and complementary cabinets below deep toned worktops.

Up on the next floor, both bedrooms are substantial doubles of more than 110 square feet apiece, no box rooms here. Both are softly carpeted in grey, with the high ceilings of the period and plenty of natural light. Finally, your bathroom finishes things off in style, with more smoky grey hardwood style vinyl underfoot and smart new tilework from floor to hip.

Outside, and city workers will be happy to know Hackney Downs overground station is less than twenty minutes on foot, or around seven by bike. From here it's just nine minutes direct to Liverpool Street, for a door to door City commute of less than half an hour. Alternatively Hackney Central station is less than twenty minutes on foot and will get you straight to Stratford in eleven for a huge array of onward connections as well as Westfield shopping centre.

