

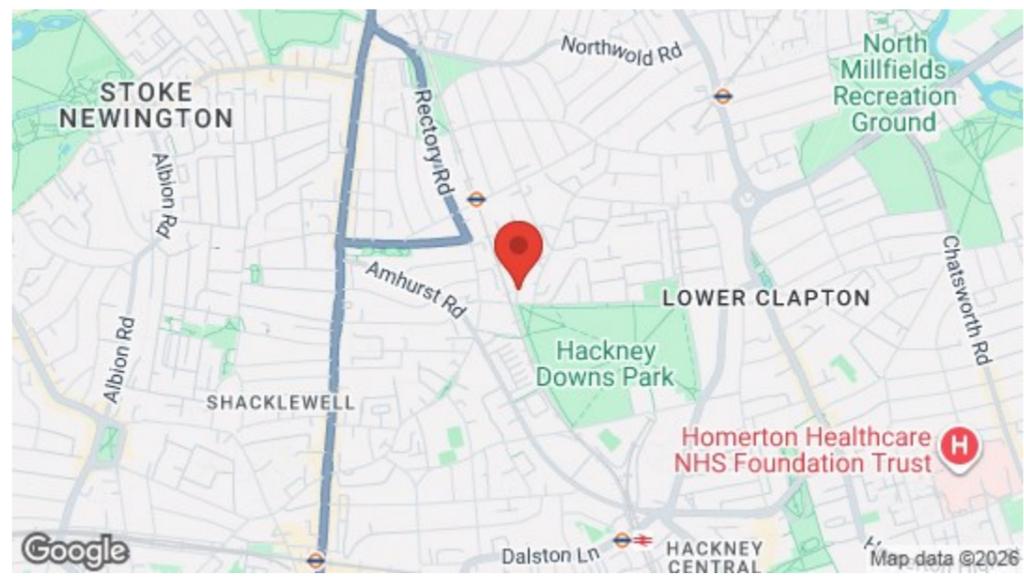


FOURTEENTH FLOOR

Total Area (Excluding Balcony): 95.0 m<sup>2</sup> ... 1022 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Maple Path, London**  
**£4,000 Per Calendar Month**  
**3 bed, Flat**



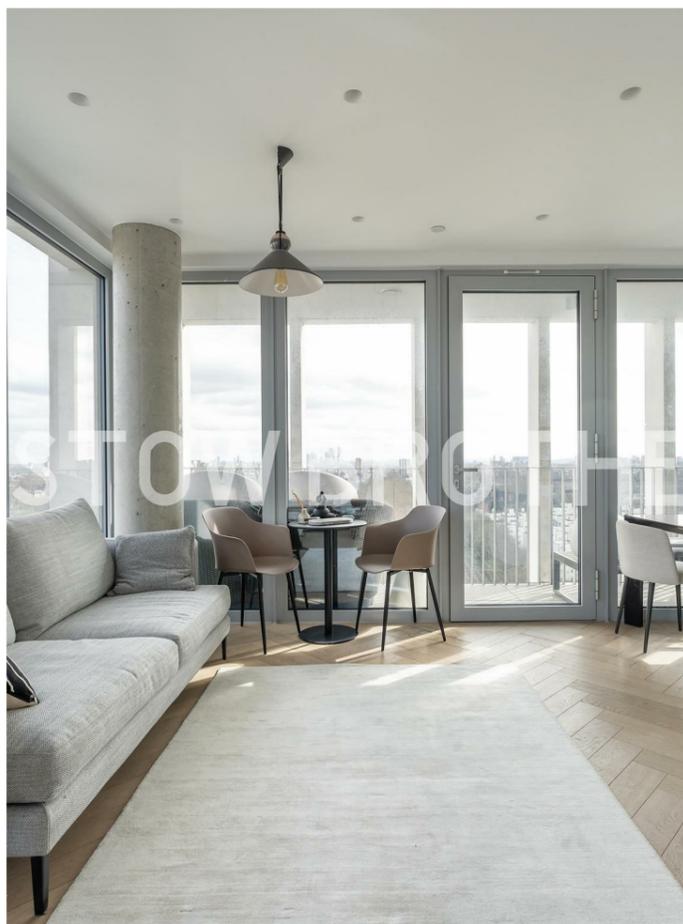
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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





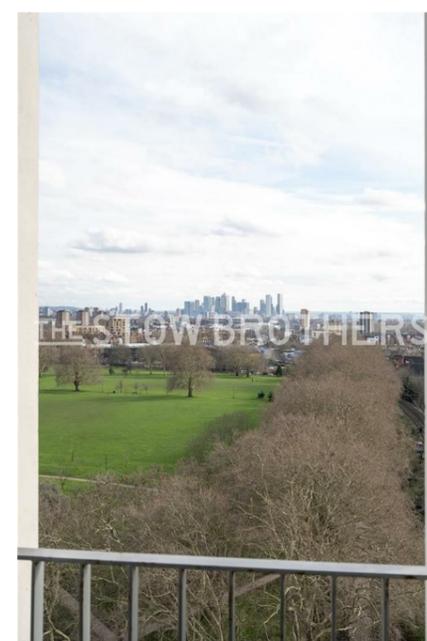
## Features

- Three Bedroom Apartment
- Beautifully Bright
- Skyline Views Overlooking Hackney Downs
- Oak Herringbone Floors
- High Specification
- Two Bathrooms
- Rooftop Pool
- Concierge
- Moments From Hackney Downs Park



Set on the 14th floor of a modern development with sweeping views over Hackney Downs Park, this bright and generously proportioned three-bedroom apartment showcases penthouse-style living at its best. Featuring two bathrooms, a private balcony, plenty of natural light, spotless decor, and abundant storage, it's a home that effortlessly balances style and practicality.

Its enviable location between Clapton and Hackney means you're never far from green spaces or lively bars and eateries, with Hackney Downs Park on your doorstep. Excellent transport links make the rest of London easily accessible..



**WHAT ELSE?**

- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, Millfields Park and Hackney Marshes are walking distance.
- Transport is plentiful in this area with some excellent bus routes nearby, including the 55 into Central London, as well as Hackney Downs station, which is served by the Weaver Overground route to Liverpool Street. Clapton station is a similar distance.
- While unpacking might call for a pizza delivery from the nearby YardSale, Japanese restaurant Uchi would be the perfect spot to head to for a celebratory moving in meal. The sushi served up here is so aesthetically pleasing that you almost wouldn't want to eat it, except it's of course too delicious not to. Definitely worth the splurge.





➤ IF YOU LIVED HERE...

The open-plan kitchen and living area is flooded with natural light from glazing on two sides, highlighting the engineered parquet flooring and giving a true penthouse feel. The cleverly designed kitchen is tucked to one side, featuring glossy units, integrated appliances, and a sleek fittings, with the rest of the room offering plenty of space for entertaining or relaxing.

From the 14th floor, the views provide a wonderful feeling of awe and privacy, while the south-east facing balcony and shared roof terrace make outdoor living easy in warmer months.

All three bedrooms are finished to a high standard with considered deco. Two have built-in storage, and one benefits from a stylish ensuite, complemented by a modern main bathroom with sparkling fixtures. Additional storage is found throughout, including the hallway, perfect for banishing clutter and embracing a minimalist aesthetic.

Residents also have access to a communal rooftop swimming pool, ideal for an early swim or a relaxed wind-down after a busy day. There's also a concierge on hand, helping with deliveries and the day-to-day running of the building, which adds a welcome layer of ease and security to life here.

As for beyond, you've got some of Hackney's top rated amenities right on your doorstep, from the dim sum institution My Neighbours the Dumplings and much-lauded Vietnamese Hai Cafe to eclectic brewery Blondies and top-rated coffee shop Lodestar. You've even got one of London's coolest movie theatres, the Castle Cinema, less than a mile away. As well as these much-loved haunts, you'll find exciting new ventures constantly cropping up and keeping you on your toes, so exploring will never get boring.

