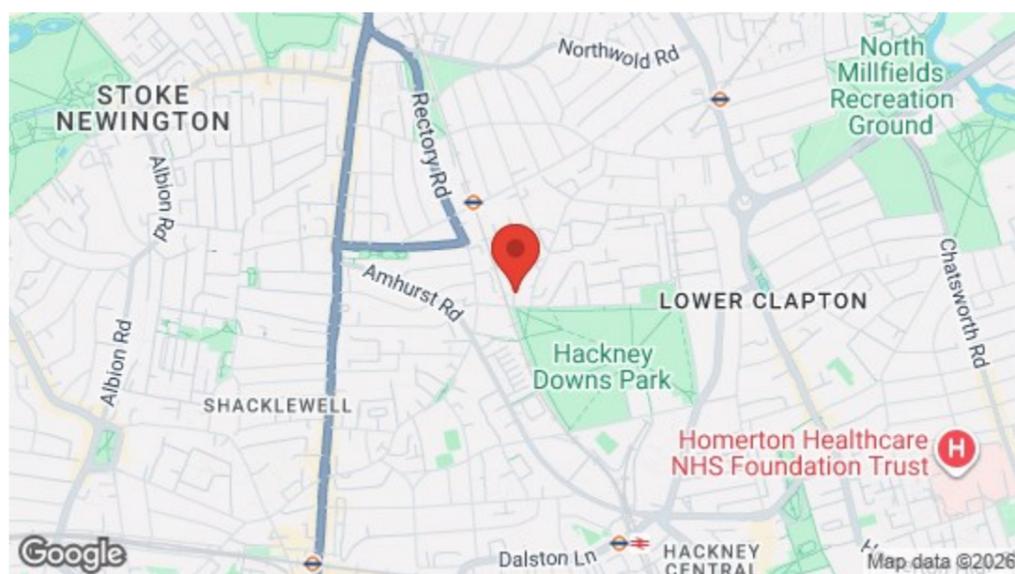




**Maple Path, London**  
**£2,480 Per Calendar Month**  
**1 bed, House**



| 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 |           |



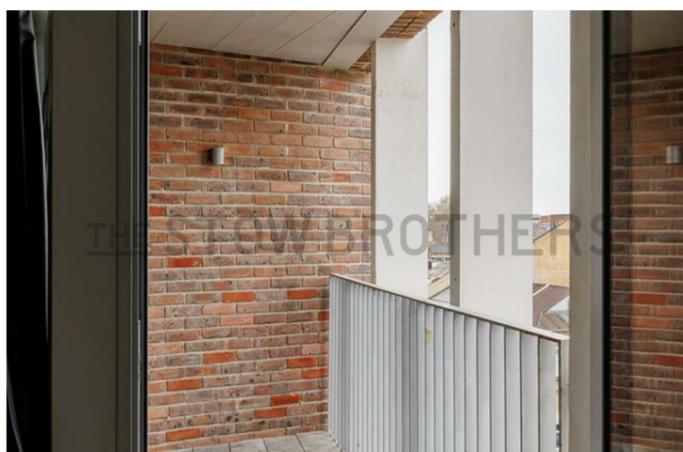
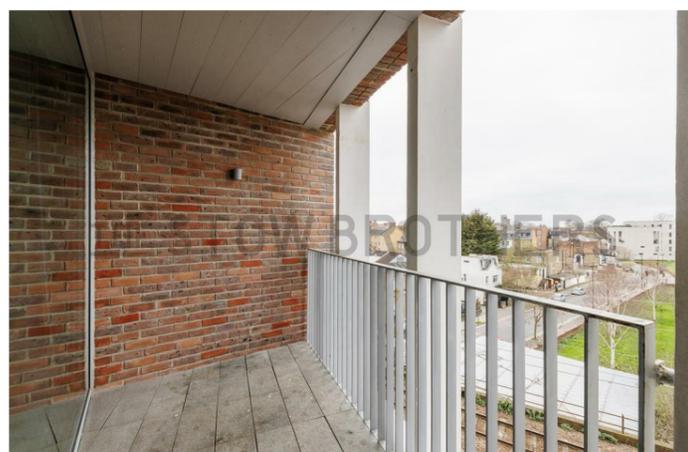
## Features

- Beautifully Bright One Bedroom Apartment
- Oak Herringbone Floor
- Exposed Brick
- Rooftop Pool
- Concierge
- Moments From Hackney Downs Park



This sleek and modern one-bedroom apartment is bursting with envy-inducing highlights, including a private balcony, immaculate decor, generous open-plan living space and clever built-in storage. Then there's the location... Perfectly positioned between Clapton, Hackney, Dalston and Stoke Newington, it also offers easy access to some of East London's most exciting cafés, restaurants, bars and cultural spots.

Hackney Downs Park is moments away, while the local streets are filled with independent coffee shops, eateries and bars ready to explore. Excellent transport links make reaching the rest of London a breeze.



### WHAT ELSE?

- Commuting couldn't be easier, with Rectory Road, Dalston Kingsland, Hackney Downs and Clapton stations all within walking distance, offering varied connections across the capital.
- Despite all the urban buzz, this area has a surprisingly large amount of green space. As well as Hackney Downs Park, Stoke Newington Common is walking distance.
- While unpacking might call for a pizza slice or two from Voodoo Ray's, 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...

This stylish and modern development sets an instant impression which continues inside your 539 square foot apartment... The dual-aspect open-plan kitchen and living area features engineered parquet flooring and spotless decor. The south-west-facing balcony extends your living space outdoors, while also allowing light to pour inside. As well as offering great views and privacy, the lofty height is also great for energy efficiency, something you'll appreciate in winter months.

The open plan layout is perfect for entertaining, and you'll enjoy using the kitchen area thanks to its sleek units, integrated appliances and modern fittings.

Continuing the pristine style, the bedroom benefits from built-in storage, while the contemporary bathroom is smart and spacious. Additional storage off the main living area will be a help for anyone want to maintain the minimalist aesthetic.

Step outside and discover some of East London's top rated spots on your doorstep. Catch tomorrow's favourite new band at the Shacklewell Arms, enjoy a lively buzz at acclaimed Mangal I, or brunch at The Vincent. EarthH and the Rio Cinema are just a short walk 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.

