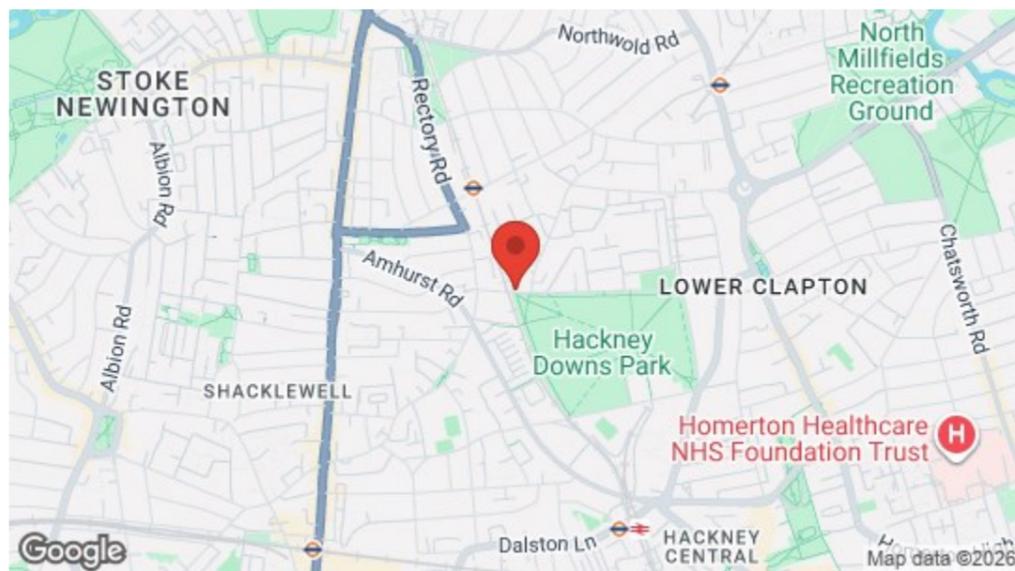


Maple Path, London
£2,330
 1 bed, Flat



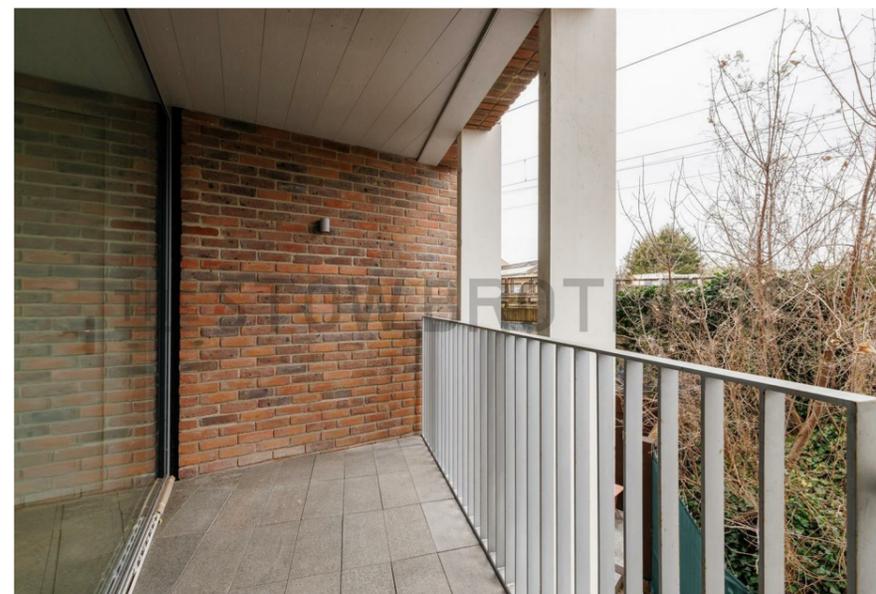
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Features

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



Set on the first floor of a modern development, this light-filled one-bedroom apartment is an enviable example of modern city living. With a private balcony, immaculate decor, open plan living space and excellent built-in storage, it offers both comfort and style in equal measure.

Its location between Clapton, Dalston, Hackney and Stoke Newington means you're perfectly placed to enjoy the best of both neighbourhoods. You've Hackney Downs Park mere moments away, while an ever-growing mix of coffee shops, restaurants and bars ensures there's always somewhere new to discover. Excellent transport links also put the wider capital easily within reach.



WHAT ELSE?

- You've got a surprising amount of greenery nearby, with Hackney Downs Park moments away, and Stoke Newington Common only a bit further.
- A few minutes away you'll find Yoga on the Lanes, a beautifully designed studio offering a range of classes.
- New local? How about Hand of Glory, a pub with a cosy atmosphere and great line in Sunday roasts.





➤➤ IF YOU LIVED HERE...

You'll immediately appreciate the light and space created by the dual-aspect open-plan kitchen/living area. Large windows bring in daylight from two sides, showcasing the engineered parquet flooring and neutral palette. There's plenty of room to relax and work, while the smartly designed kitchen sits neatly to one side, fitted with sleek units, integrated appliances and stylish fittings.

From the first floor you enjoy a lovely sense of openness and privacy, and the south-west-facing balcony is a real bonus, and as it's covered, it's a space you can enjoy throughout the year.

The bedroom is equally impressive, with built-in storage and the same finish found throughout the home. The bathroom continues the contemporary feel, with striking black fittings, a wall-recessed toilet and a shower over the generous bath. Additional storage can be found off the main living area, helping keep everything organised.

As for beyond, you've got some fantastic amenities on your doorstep, including eclectic music venue the Shacklewell Arms, iconic Turkish restaurant Mangal I, fine dining restaurant Case Fofo, excellent brunch spot, The Vincent, event space Earth and the Rio Cinema. This is barely even getting started though, so you'll have a fantastic time discovering your own favourite gems.

When it comes to public transport, you're served extremely well, with Rectory Road, Dalston Kingsland, Hackney Downs and Clapton stations all within walking distance and offering a variety of routes

