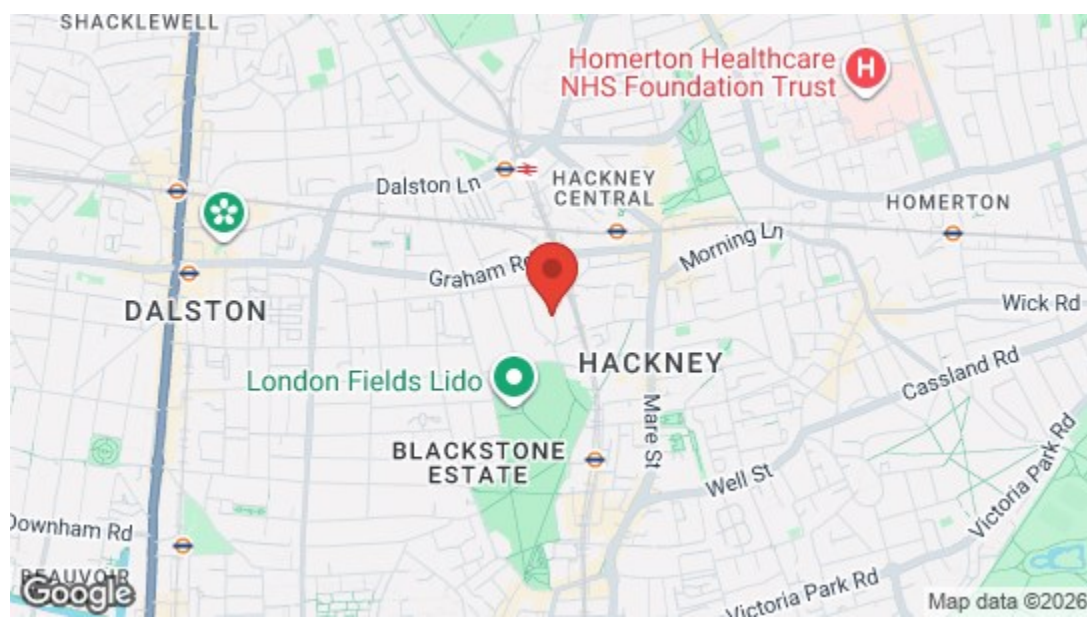




Total Area: 84.8 m² ... 912 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
	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

Current: 69 Potential: 78



Horton Road, Hackney
£3,700 Per Calendar Month
3 bed, Flat





Features

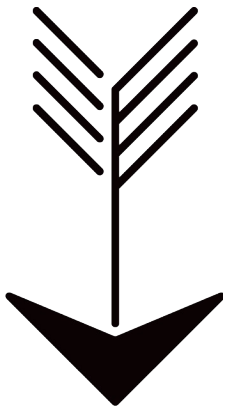
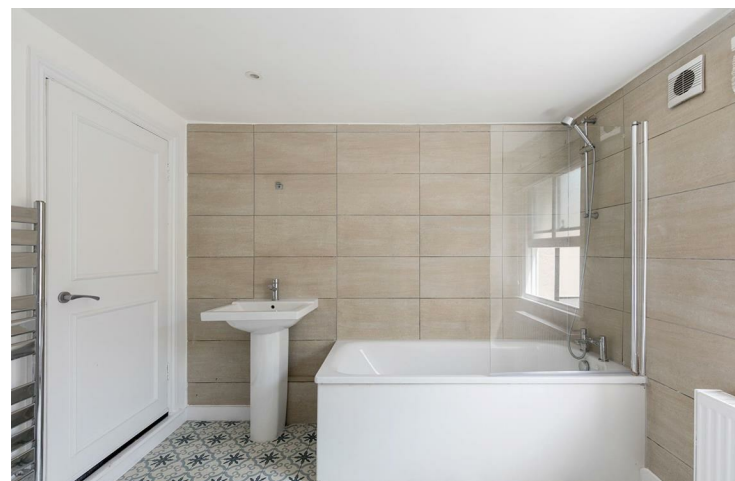
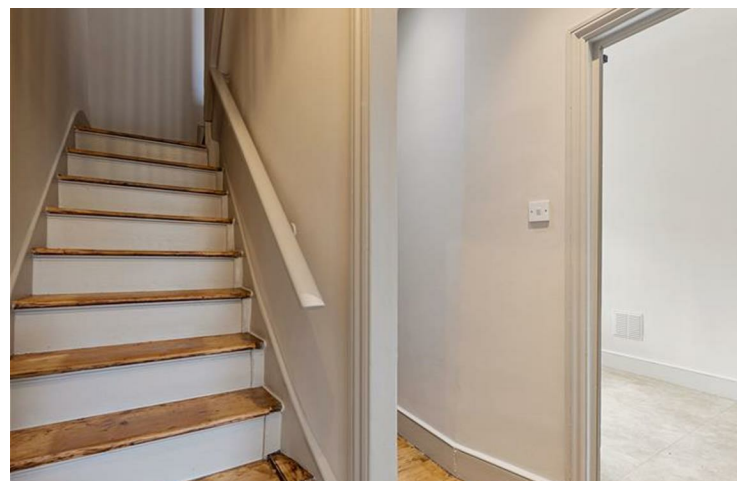
- Newly Refurbished
- Immaculate Three Bedroom Split Level Apartment
- Landscaped Private Garden
- Wood Floors
- Excellently Located By London Fields
- EPC Rating C



INTRO

A freshly finished and pristinely appointed three bedroom garden apartment, arrayed across the first two floors of an end terrace period townhouse. You're just a couple of minutes from London Fields and the bustling nightlife of Mare Street.

You really do have the best of Hackney at your fingertips here, as well as London Fields on your doorstep you have Hackney Downs Park just fifteen minutes away and the grand expanse of Victoria Park within twenty five.



WHAT ELSE?

- Your new local is Pub On The Park, a splendid gastropub on the London Fields borders, serving up delicious food and drink against a backdrop of all that enviable greenery.
- Don't forget your garden. As immaculate as the interior, outside you have a perfectly landscaped mix of Trulawn and slate grey patio, spacious and secluded by brick walls and timber fencing.
- Hackney's buzzing thoroughfare of Mare Street is just five minutes on foot, the heart of our borough's lively social scene and home to a huge range of bars and venues.





➤ IF YOU LIVED HERE...

Step inside and your sparkling kitchen's straight ahead, dressed in smooth glossy cabinets, dark timber style worktops and striking Forest Green metro tile splashbacks. Designer pendulum lighting completes the aesthetic. Your 170 square foot reception's next door, twin sash windows illuminating the luxuriously restored original timber floorboards, powder grey walls and jet black vintage hearth and mantel.

Your bathroom completes your ground floor, another pristine affair with a wall of large format sandstone tilework over the tub, classic geometrics underfoot and a smart white suite. Upstairs, those striking vintage timber floorboards flow underfoot throughout all three sizeable bedrooms, each with original sash windows and freshly finished, tranquil powder grey colour schemes.

Outside and, as noted, you're barely two minutes' walk from London Fields, perfect for morning jogs and evening strolls, and home to the legendary London Fields Lido, a much loved blessing in the summer months. You'll also find tennis and basketball courts, and plenty of sports clubs and classes calling the park home. London Fields station is a leafy seven minute stroll away, and will whisk you directly to Liverpool Street in nine, for an enviable door to door City commute.

