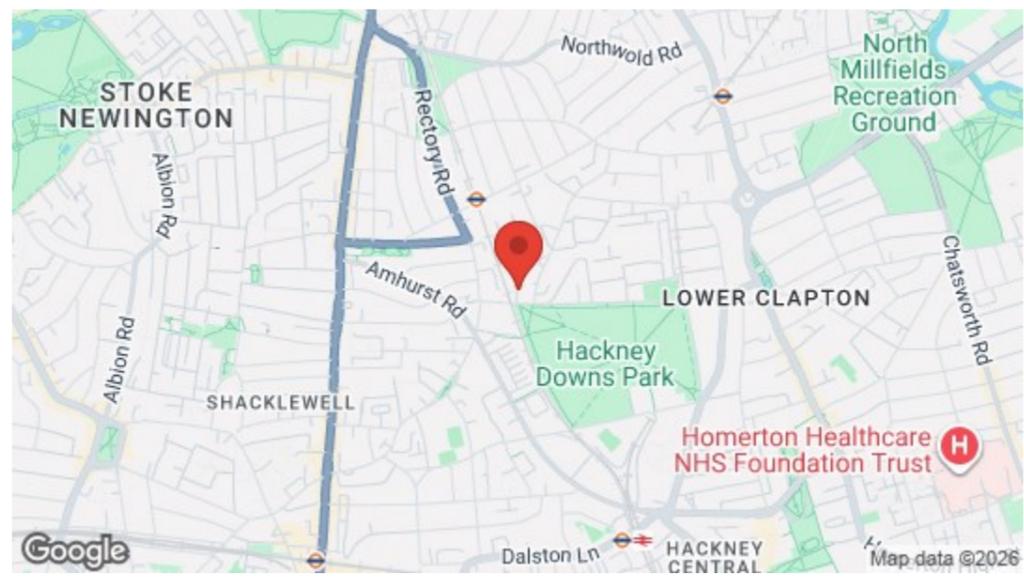




Maple Path, London  
**£2,480 Per Month**  
 1 bed, Flat



| 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

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



Situated between the buzzing neighbourhoods of Clapton, Hackney, Dalston and Stoke Newington, this one-bedroom apartment puts some of the capital's most exciting offerings right on your doorstep. It's all set on the third floor of a contemporary development, with a private balcony, immaculate decor, generous open plan space and excellent built-in storage.

Hackney Downs Park is just a short stroll away, while a lively mix of coffee shops, restaurants and bars ensures there's always somewhere new to discover. Excellent transport links make the rest of London easily accessible.



**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...

Step inside to a dual-aspect open-plan kitchen and living area, where light pours in from two sides, highlighting engineered parquet flooring and a neutral palette. The kitchen area is fitted with sleek units, integrated appliances and modern fittings, creating a space that's perfect for relaxing or entertaining.

The south-west-facing balcony extends the living space outdoors and can be enjoyed all year round thanks to its covered design.

The bedroom mirrors the apartment's box fresh finish and benefits from built-in storage. The bathroom continues the contemporary feel with striking black fittings, a wall-recessed toilet and a shower over the bath. Additional storage can be found off the main living space.

Beyond the home, you'll find some of East London's best-loved spots nearby. Enjoy live music at the Shacklewell Arms, a food and atmosphere at acclaimed Turkish restaurant Mangal I, or brunch at The Vincent. For culture, Earth and the Rio Cinema are just a short stroll away, while independent cafes and stores provide endless opportunities for exploration.

With Rectory Road, Dalston Kingsland, Hackney Downs and Clapton stations all within walking distance, commuting and getting around London is effortless.

