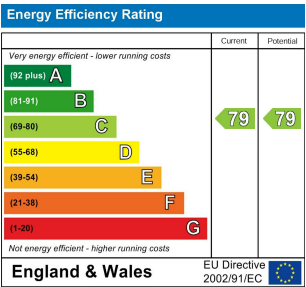
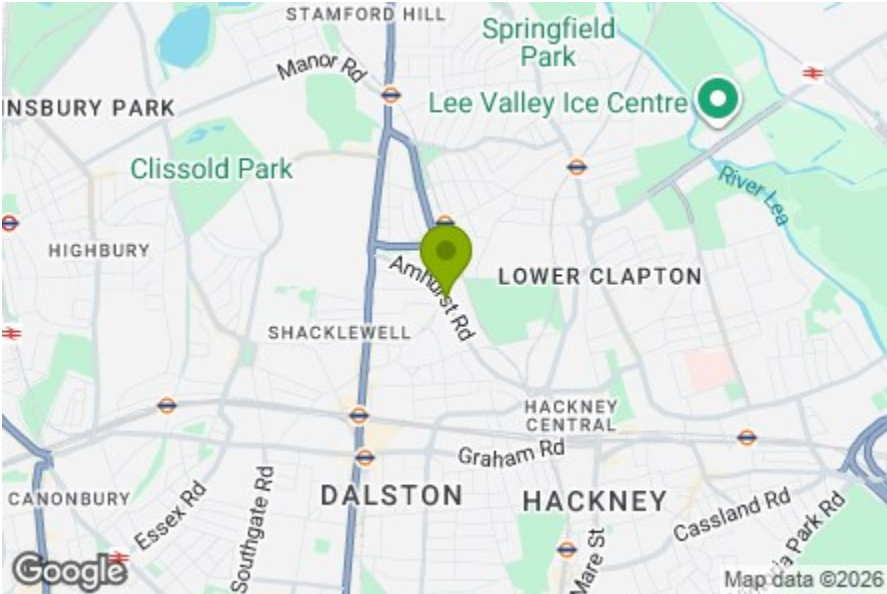


Total Area: 59.2 m² ... 637 ft²

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.



AMHURST ROAD, HACKNEY

Offers In Excess Of £425,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Property
- Beautifully Presented Throughout
- Moments from Hackney Downs
- Short Walk to Rectory Road Station
- Fourth Floor
- Approx 637 Square Foot

This beautifully presented one-bedroom apartment offers a generous 637 sq ft of living space, set in a contemporary purpose-built block. With a generous triple aspect open-plan kitchen/reception, built-in storage and just a short walk to either Rectory Road or Hackney Downs train stations, you've got loads of options on your doorstep. Whether you fancy exploring the buzzing energy of Mare Street, Dalston or the greenery of London Fields. Victoria Park, Hackney Downs, and the Regent's Canal towpath are all conveniently nearby too, putting nature and city life comfortably side by side.

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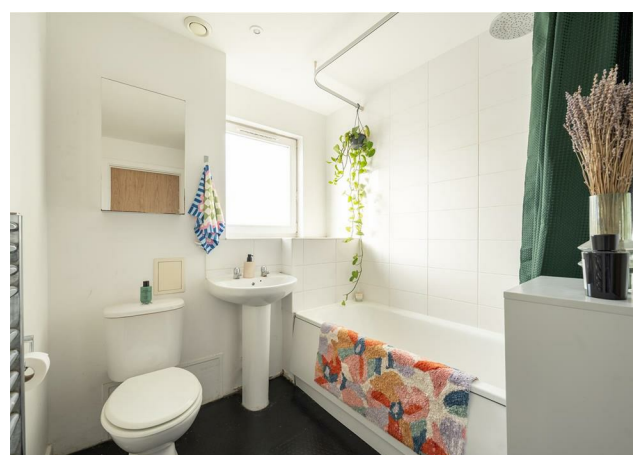
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IF YOU LIVED HERE...

With secure entry and a lift up to the fourth floor, this well-kept low-rise building leads you into a bright, carefully finished contemporary home. Inside, crisp white walls meet dark wooden floorboards that run from the hallway past two handy storage cupboards - perfect for keeping everyday bits and pieces out of sight.

On the left, the bedroom is a comfortable double with soft honey-toned carpet and a west-facing window that brings in gentle light right through the afternoon and evening.

The bathroom follows a timeless approach with a clean white suite, a bath-and-shower setup, and a bold black floor for contrast.

Beyond this, the kitchen/reception space opens up. Stretching almost 28 feet, it's a wonderfully airy room with windows on three sides, welcoming daylight from morning to dusk. The kitchen features high-gloss white cabinetry wrapped neatly around the cooking area, flowing into a generous open space that's easy to arrange for dining, relaxing, or both, whatever suits your day.

The uncluttered layout and simple finishes keep everything feeling open and easy to settle into straight away.

Positioned on Amhurst Road at the corner of Shackelwell Lane and Rectory Road, the location offers several bus routes right on your doorstep, including a stop just outside the building. For rail connections, Rectory Road station is around an 8-minute walk, with Hackney Downs only slightly further at about 10 minutes, both on the Weaver Line offering direct lines to Liverpool Street. Hackney Central is an 11-minute walk and runs direct services to Stratford and Highbury & Islington.

WHAT ELSE

You'll be located between Stoke Newington in one direction and Hackney Central and Dalston in the other, home to an extensive range of pubs, cafes and independent shops.

Looking for a new local? Try The Spurstowe Arms and Three Sheets. For Green space, Hackney Downs is a few minutes walk away, and London Fields, with its year-round heated lido, is also easily accessible. Broadway Market is renowned for excellent places to eat and drink, and hosts a popular food market on Saturdays. The famed Columbia Road Flower Market is also another gem just waiting to be discovered on a lazy weekend.



A WORD FROM THE OWNER...

We've absolutely loved living in Jacob House - the flat is bright, peaceful and feels like a real retreat, while still being right in the heart of everything Hackney has to offer. Being opposite Hackney Downs has been a huge bonus, and we've really made the most of all the lovely restaurants, cafes and pubs! It's a really friendly building in a fantastic location, and we'll be sad to leave after eight really special years.

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