



OTTO BUILDING, DOWNS ROAD, LONDON, E5  
'OFFERS IN EXCESS OF' £500,000 LEASEHOLD

## OUTSTANDING ONE BEDROOM APARTMENT WITH LARGE PRIVATE BALCONY

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## DESCRIPTION:

An outstanding one-bedroom apartment with private balcony and communal roof garden in the prestigious new development overlooking Hackney Downs.

Set on the ninth floor the property features spacious, well-proportioned rooms with under floor heating, engineered oak flooring and a unique ventilation system with comfort cooling. The accommodation comprises a generous living and entertaining space with large private balcony providing fantastic views over the park and towards the city, the living area is open to the smart modern kitchen with integrated appliances and the luxury bathroom offers a convenient walk-in shower, the double bedroom has practical built in storage and more of those beautiful views.

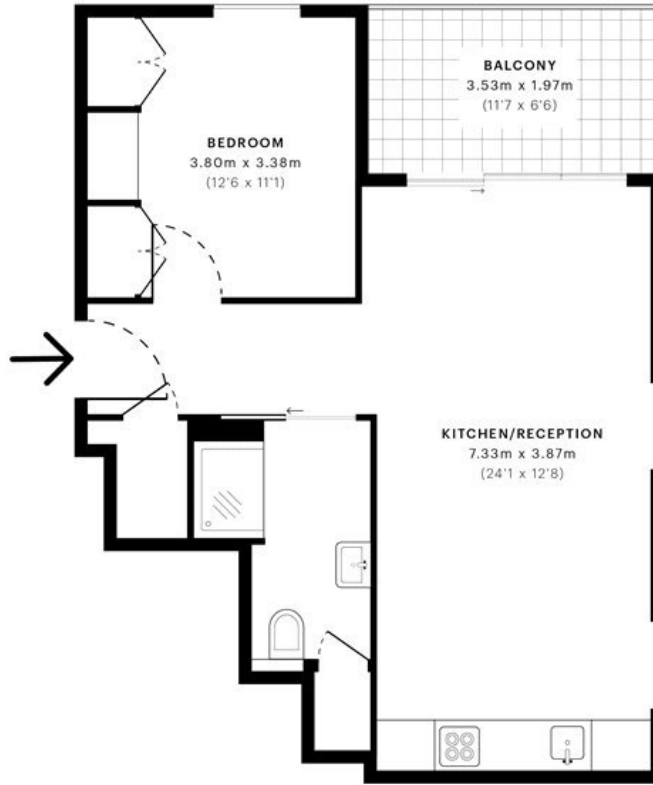
Further benefits include a resident's gym, concierge, secure bicycle storage and communal roof garden which overlooks Hackney Downs Park.

An eclectic mix of eateries, independent shops, supermarkets, coffee bars and pubs are nearby on Lower Clapton Road and Mare Street. Excellent transport links to the city and west end are close by with numerous good bus routes and trains from stations at Clapton and Hackney Central.

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— Ninth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
51.92 sqm / 558.86 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes windows, restricted head height  
50.30 sqm / 541.42 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.84 sqm / 73.63 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9 m  
0.13 sqm / 1.40 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 58.76 sqm / 632.49 sqft  
IPMS 3C RESIDENTIAL 57.35 sqm / 617.31 sqft

spec id: 61795d7de87d190c3b66d1245

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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