



**OTTO BUILDING, DOWNS ROAD, LONDON, E5**  
**£1,400,000 LEASEHOLD**

# LUXURIOUS THREE BEDROOM, THREE BATHROOM APARTMENT WITH LARGE PRIVATE BALCONY

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## DESCRIPTION:

An outstanding three-bedroom, three-bathroom penthouse apartment with a private terrace and communal roof garden in this prestigious, award-winning development overlooking Hackney Downs.

Set on the tenth floor, the property features spacious, well-proportioned rooms with underfloor heating, high-end Herringbone flooring, comfort cooling, and integrated SONOS speaker system. The accommodation comprises a generous living and entertaining space with a large private balcony providing unparalleled panoramic views of downtown, from Stratford to Canary Wharf, to the City, all the way down the Thames to BT Tower, Highbury, and Hampstead Heath. The living area is open to a smart modern chef-friendly kitchen with integrated appliances, and three large bedrooms, with the master bedroom benefiting from a high-end walk-in wardrobe. The property is finished with three luxury bathrooms offering the perfect blend of contemporary living.

Further benefits include a residents' Wellness Room, concierge, secure bicycle storage, and communal roof garden overlooking 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.

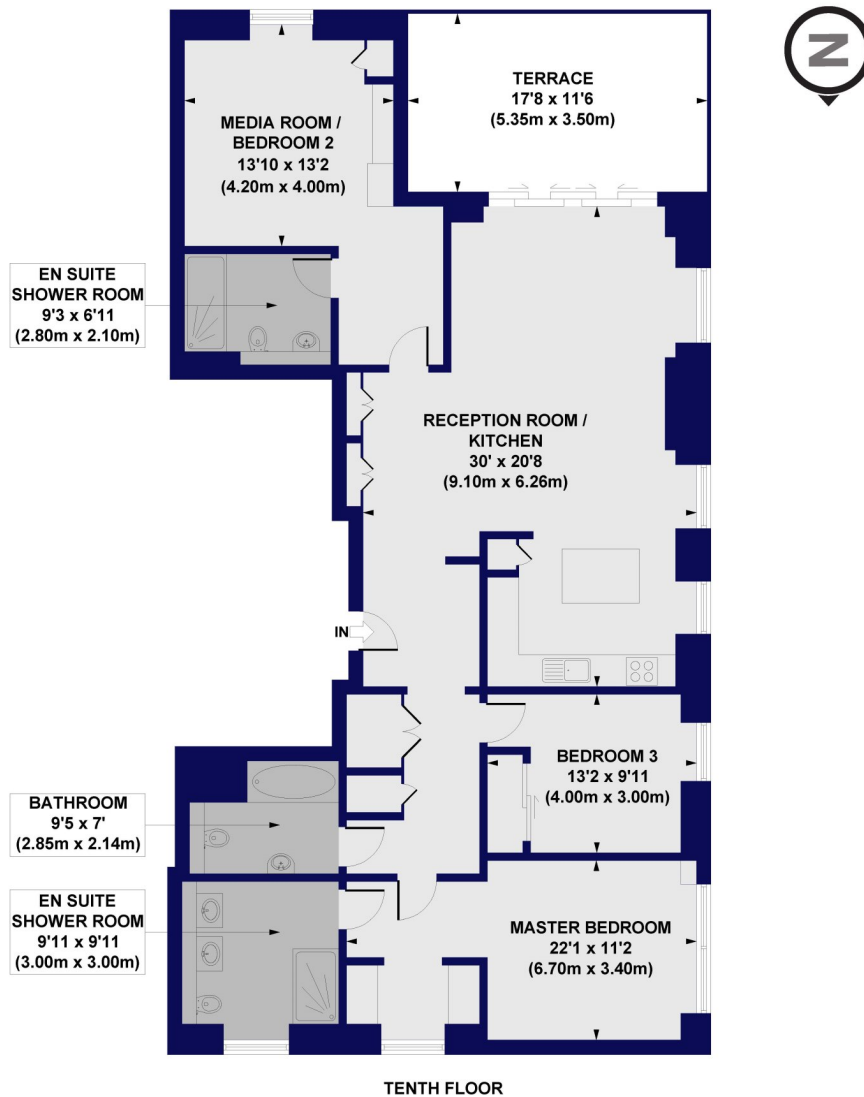
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**Otto Buildings, Downs Road, E5**  
 Approx. Gross Internal Floor Area 1551 sq. ft / 144.12 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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>	85	85
(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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