

Reception Room  
13'9" x 11'8"

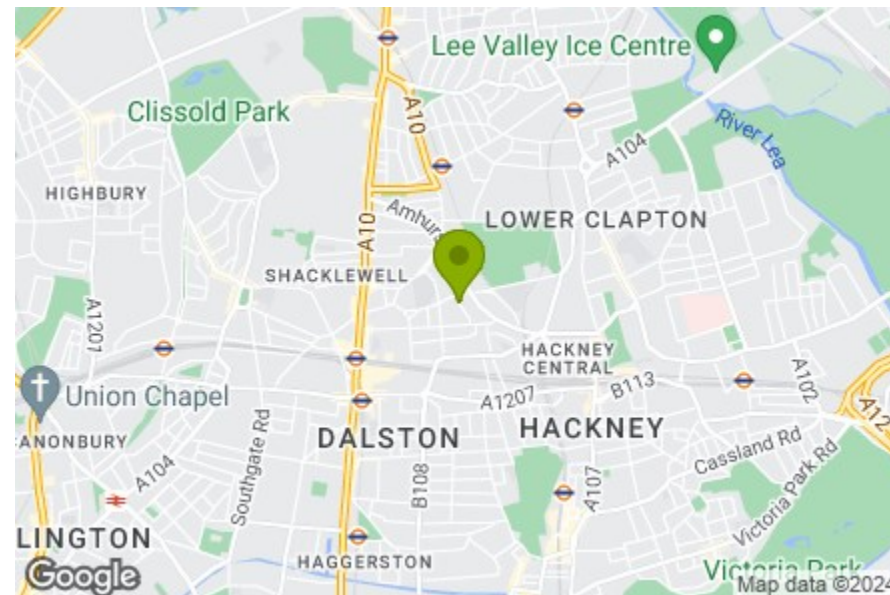
Kitchen  
13'7" x 6'10"

Bedroom  
13'9" x 12'3"

Bathroom  
6'4" x 6'8"

Balcony  
5'1" x 7'2"

Total Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	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	



## FERNCLIFF ROAD, HACKNEY

Offers In Excess Of £350,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Beautifully Presented
- First Floor
- Private Balcony
- Access to Garden
- Prime Hackney Location

A charmingly appointed one bedroom balcony apartment on the second floor of a modest, purpose built block. Your characterful new home's located just moments from Hackney Downs Park, Hackney Downs overground and the legendary nightlife of Mare Street.

You have communal grounds to the rear, a great place to get to know the neighbours. There're also handy dedicated storage units.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

Step inside for a generous hallway, with some welcome extra storage and plenty of incidental space. Rich blonde hardwood flows underfoot, running on into your bedroom on the right. A handsome double, with twin windows and a royal blue and white colour scheme, this is a bright, tranquil spot. There's also some substantial floor to ceiling storage. Another welcome addition.

Next door your reception's another generous affair, 160 square feet with more blonde hardwood flooring, treetop views and direct access to your balcony. Across the hall your kitchen's decked out in royal blue cabinetry, brass fittings, timber worktops, a Dublin sink and vintage geometrics underfoot, while your bathroom's finished in a striking mix of vivid green vinyl and white metro tiling with an orange statement stripe.

Outside and, as noted, you have what is, for many, London's coolest park right on your doorstep. Not only is Hackney Downs right in the middle of East London's buzziest borough, it's also

home to basketball courts, tennis courts and a community orchard. It's also bordered by some splendid gastropubs, most notably The Star by Hackney Downs, a hipster hangout it's okay to love with esoteric decor, regular karaoke and delicious food and drink, all with green views of the park itself.

WHAT ELSE?

- Hackney Downs overground station is less than half a mile on foot, for direct nine minute runs to Liverpool Street and an effortless door to door City commute.
- A charming, sheltered spot to sit and watch the world go by, your balcony really adds the final touch of covetability to this splendid find.
- Hackney's Mare Street is just a fifteen minutes stroll away for a dazzling array of nightlife, from off-the-beaten-track music venues, to legendary gastropubs and legitimate landmarks like Hackney Empire and the Hackney Picturehouse.



A WORD FROM THE OWNER...

"Our flat has been wonderful! It's in such a brilliant location. Hackney Downs is 2 minutes away. Dalston is 10 minutes. Trains, buses can get you everywhere. It's so easy to cycle and stores bikes. Every neighbour in the block is lovely - everyone is quiet but friendly. It's a really lovely home."

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