



**BUTLER & STAG**

Sutton Place | Hackney  
London | E9

# *A sensational executive town house situated in a desirable conservation area moments from Mare Street and Hackney Central Train Station.*

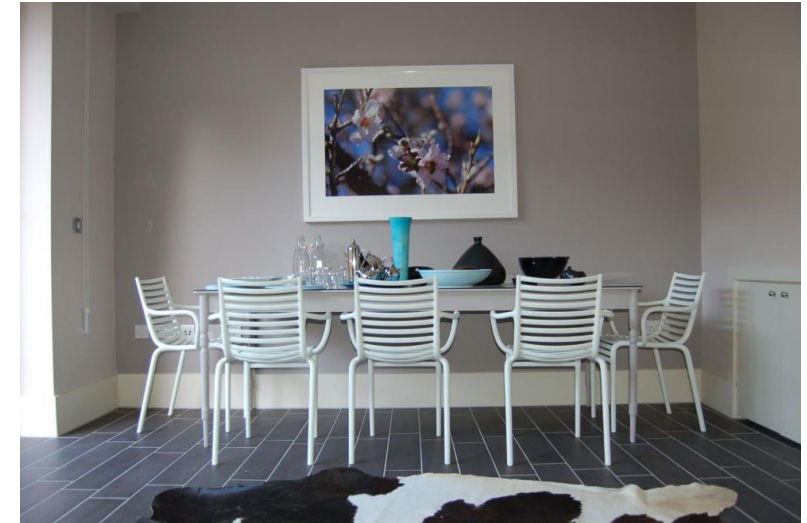
*Modern Executive Townhouse / Furnished / Convenient Location / Stunning Design / Three Bathrooms / Immaculate Presentation*

*£3,750 per month*

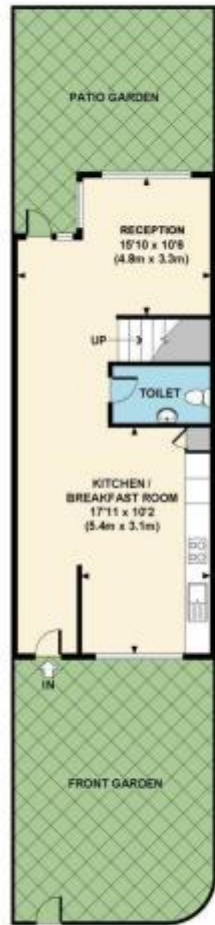
A sensational executive town house situated in a desirable conservation area moments from Mare Street and Hackney Central Train Station which offers swift access to the City and West End. Recently completed, the house forms part of an award winning gated development and has been beautifully finished to an incredibly high specification and boasts superb living space and outdoor areas.

The property consists of four double bedrooms, two reception rooms, large open plan kitchen and dining room, three bathrooms, terrace, private garden and a gated parking space. Sutton Place is a no-through turning tucked behind Mare Street.

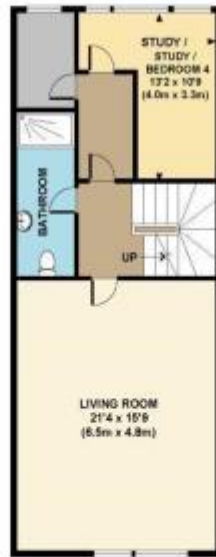
It is a short walk to Hackney Central (direct to Highbury & Islington) and Hackney Downs (direct to Liverpool Street) overground stations. Perfect for access to great local venues such as Climpsons Arch, Ritas, E5 Bakehouse and Platform bar & Terrace at Netil House and being surrounded by the open spaces of both Victoria Park and London Fields means any resident is spoilt for choice.



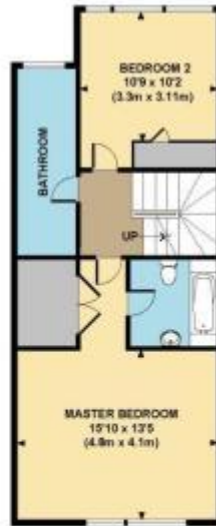




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 550 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 672 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT



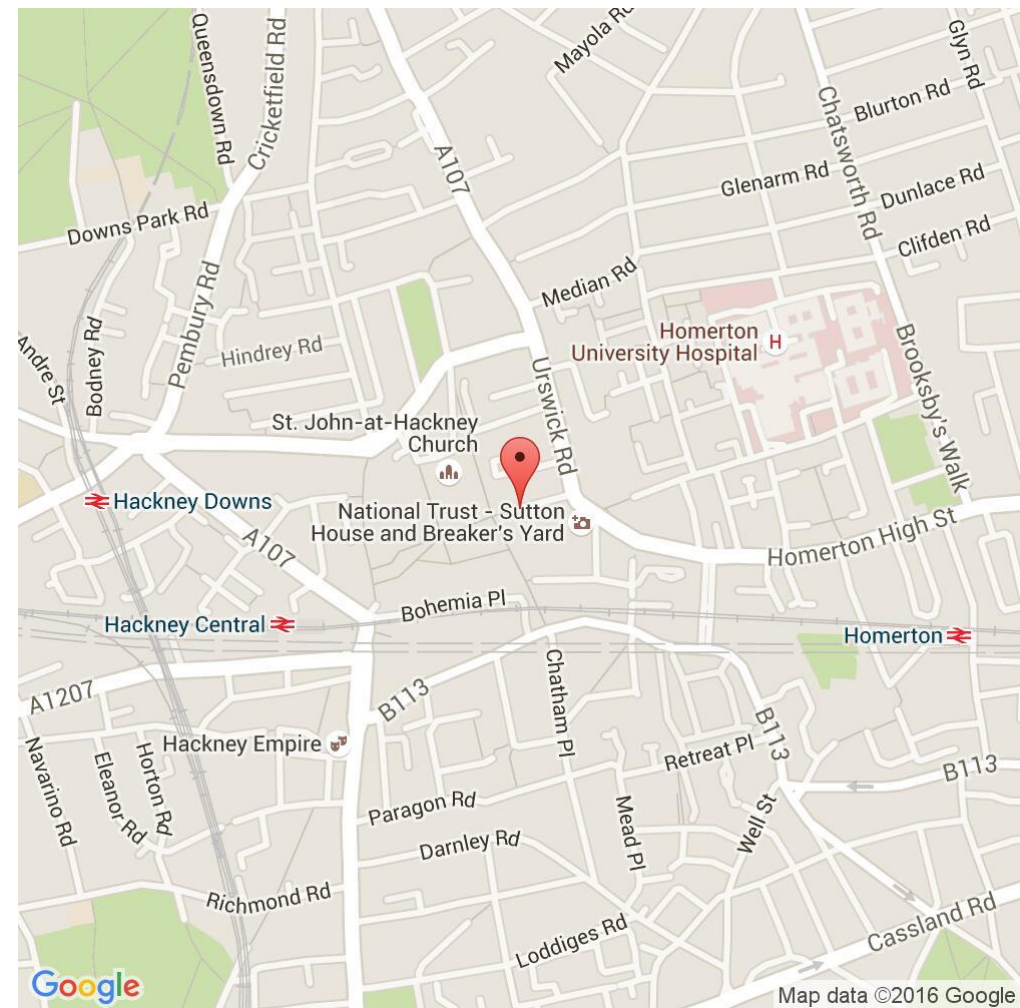
TOP FLOOR  
GROSS INTERNAL  
FLOOR AREA 350 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2187 SQ FT / 203 SQ M

## Butler & Stag

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	