



BUTLER & STAG

Downs Lane | Hackney
| E5

*****Guide Price £750,000-£800,000*****

Physical Viewings Being Accepted

Spanning just over 1,100 square foot is this stunning new home set in a car-free side turning opposite the open green spaces of Hackney Downs. 10 year warranty!

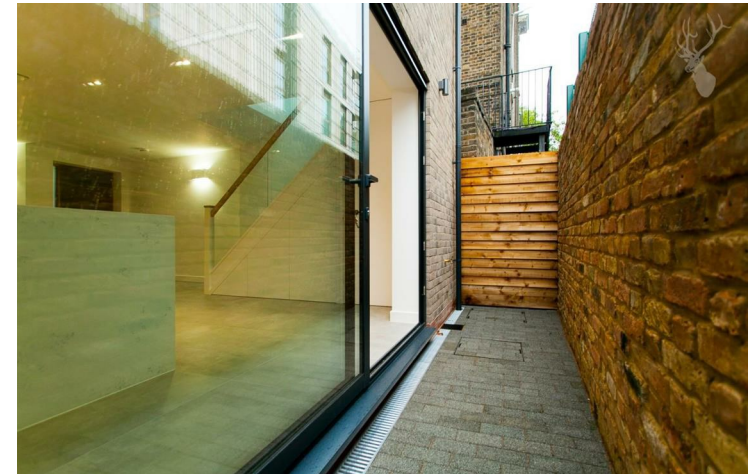
- *Two Storey Freehold House* • *Spanning 1,100 Sq Ft* • *Stunning Finish Throughout* • *Private Courtyard* • *No Onward Chain* • *10 Year New Home Warranty* • *Opposite Hackney Downs* • *High Specification Finish* • *Wealth of Natural Light* • *Great Transport Links*

Offers Over £700,000 | Freehold

Beautifully designed to maximize space and natural light, the property has been finished to a high specification throughout and boasts energy efficient underfloor heating, high end kitchen appliances with Quartz worktop and a 10 year builders warranty.

Comprising a large open plan kitchen/reception with sliding doors leading out to a private, walled courtyard. Upstairs you are greeted with a landing area flooded with natural light thanks to a number of skylights. The master bedroom benefits from a generous walking wardrobe, en-suite shower room and a "Juliet" style balcony whilst the second double bedroom has its own balcony. A contemporary family bathroom completes the property.

Downs Lane is in close proximity to vibrant Lower Clapton, Chatsworth Road and Hackney Central. The open green spaces of Hackney Downs are just moments away. Clapton Overground offers swift and direct links to Liverpool Street (approx. 12 minutes). No onward chain





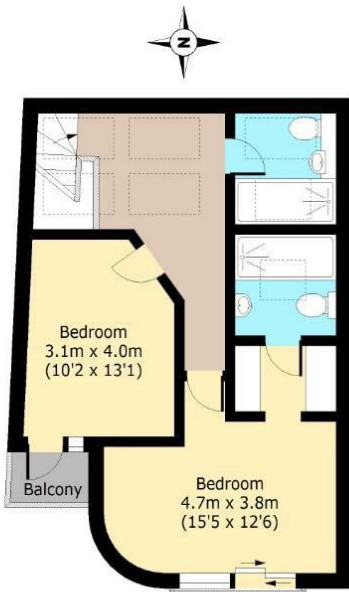


Downs Lane, E5

Ground Floor
Approx. 51 Sq. meters (553 Sq. feet)



First Floor
Approx. 51 Sq. meters (547 Sq. feet)



Total area: approx. 102 Sq. meters (1100 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com



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 plus) A			96
(81-91) B		85	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		