

## 40 Hackney Road, , London, E2 7PA

- One Bedroom Penthouse Apartment
- Large South Facing Private Terrace
- Floor To Ceiling Windows
- Prime Location
- Spacious 600 sq ft Interior
- Long 140 Year Lease
- Excellent Natural Light

**£580,000**



# 40 Hackney Road, , London, E2 7PA

## DESCRIPTION

This spectacular one-bedroom penthouse apartment is the epitome of modern East London living. Boasting a generous south-facing private terrace, this rare gem combines open-plan elegance with private outdoor space – a sun-seeker's dream and a true urban oasis.

Step inside and be welcomed by a bright, beautifully proportioned living space, enhanced by floor-to-ceiling sliding doors that flood the room with natural light and offer striking views across the cityscape. The sleek, contemporary kitchen blends seamlessly into the layout, while stylish finishes and engineered wooden flooring throughout lend a clean, modern feel.

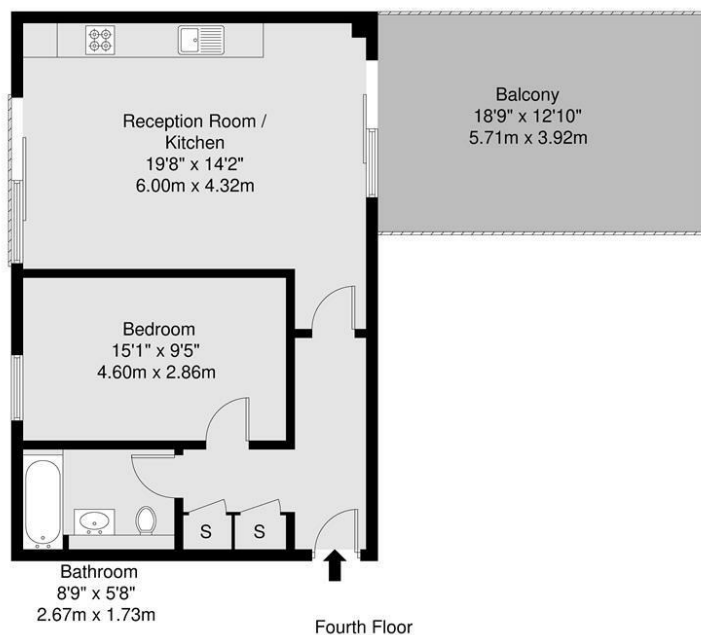
The double bedroom is generously sized and tranquil, tucked away for restful nights, while the pristine bathroom is finished with high-quality fittings. The large terrace is accessible from the living area, perfect for entertaining, alfresco dining, or just soaking up the sun.

Moments from Hoxton Overground and Shoreditch High Street and Walking distance to Columbia Road Flower Market, Broadway Market, and the creative buzz of Shoreditch.









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
55.2 sq m / 594 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.1 sq m / 11 sq ft

EXTERNAL FEATURES  
Closets, Balcony, Terrace, Verandah etc.  
22.4 sq m / 241 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

### Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.