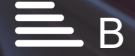




LOVE LIVING  
HACKNEY



95 Eastway, Hackney, E9 5HE  
£3,300 Per month





# 95 Eastway

Hackney, E9 5HE

- 3 bedrooms
- Natural light
- Under floor heating
- Communal roof terrace
- Excellent energy performance
- 2 bathrooms
- Modern finish
- Fortnightly cleaner included
- Close to Victoria Park, Hackney Wick and the Olympic Park

## The Home -

This RIBA award winning development by Matthew Lloyd Architects, adjoins St Mary of Eton Church in Hackney Wick. The modern, high spec apartment has two double bedrooms, two bathrooms, underfloor heating, an excellent energy performance rating, plus a fortnightly cleaner. Floor to ceiling windows allow the natural light to flow through the lateral space and there is a west facing communal roof terrace. Aumbrey Apartments is located moments from the famous open green space of Victoria park, the Olympic Park with all its amenities is minutes away and the vibrant Hackney Wick with all its restaurants, bars and cafes is moments away. Hackney Wick overground station provides swift access into the city and beyond.



£3,300 Per month



## The Indoors

Access to the building is gained via a private gated entrance and courtyard. Occupying the whole of the fourth floor of the building and boasting 855 SQ FT. There is a large open-plan kitchen, living and dining room with views of the Olympic Park, as well as the adjoining church. Engineered floorboards with underfloor heating running throughout and natural light flows through the space via timber-framed floor-to-ceiling glazing. A kitchen with white cabinetry is configured towards the rear of the space. The main bedroom has dual-aspect, floor to ceiling windows, there is an en suite bathroom and plenty of built-in storage space. The second double bedroom also has built in wardrobes and a contemporary, tiled family bathroom is equipped with a bath with shower attachment, heated towel rail, sink with mirror above and WC.

## The Outdoors



A spacious communal roof terrace with southerly views towards Victoria Park can be found on the third floor. There are also communal gardens nestled between the historic church and the contemporary apartment building at the rear.

### **Loving The Location**

Aumbrey Apartments is located in Hackney Wick, between Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and MOTHER vegan cafe. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes

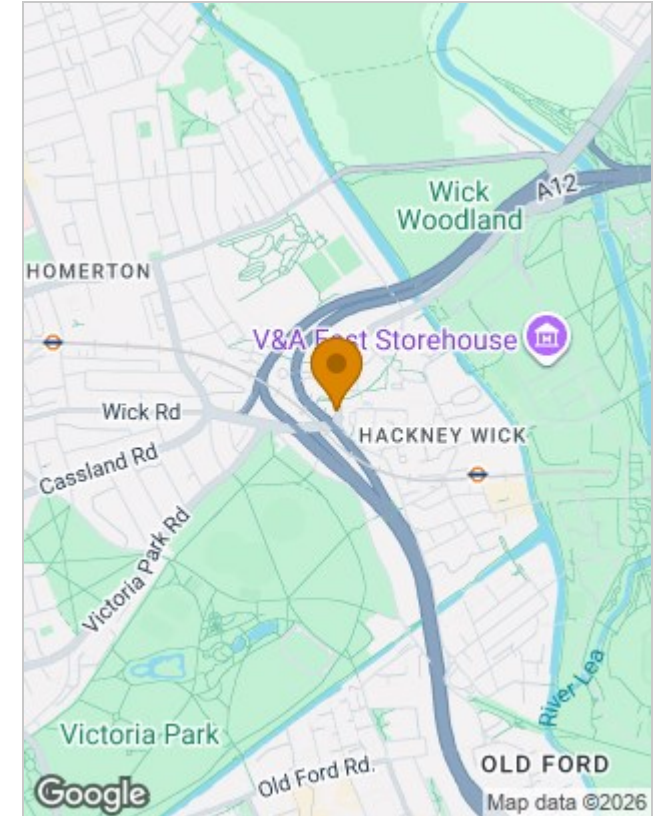




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.