



GLENDOWN HOUSE, AMHURST ROAD, LONDON, E8  
'OFFERS IN EXCESS OF' £310,000 LEASEHOLD

## A UNIQUE BRIGHT, ONE BEDROOM APARTMENT JUST A SHORT WALK TO HACKNEY DOWNS PARK

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## DESCRIPTION:

This inviting one-bedroom first-floor flat is offering a comfortable and contemporary living space, this property presents an excellent opportunity for individuals or couples seeking a well-designed home in a desirable location.

As you enter the flat, you'll be greeted by a generously sized bedroom with plentiful wardrobe space. Natural light streams in through the south-facing windows, creating a bright and airy ambiance. Additionally, the separate kitchen and living room area maximizes the available space and the kitchen is thoughtfully designed with contemporary fixtures and fittings. The property also benefits from hard wood flooring and is finished with family bathroom and separate W.C

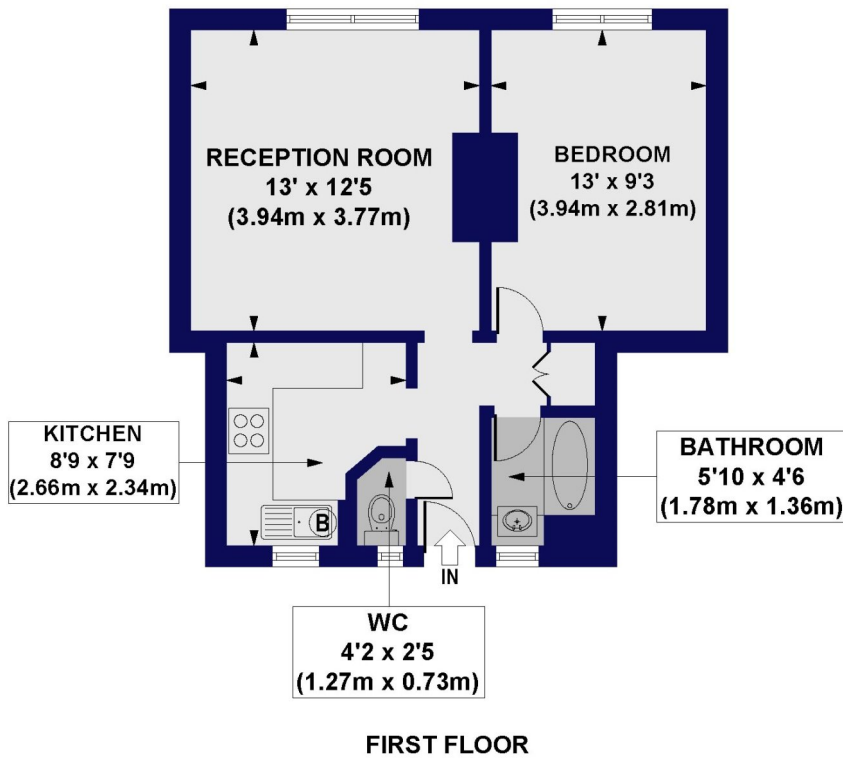
Ideally situated close to Hackney Downs Park, Hackney Central and Hackney Downs stations providing convenient links to the City & West End. The ever-popular offerings of Church Street, Mare Street and Stoke Newington High Street are all within close proximity.

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**Glendown House, Amhurst Road, E8**  
 Approx. Gross Internal Floor Area 431 sq. ft / 40.03 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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