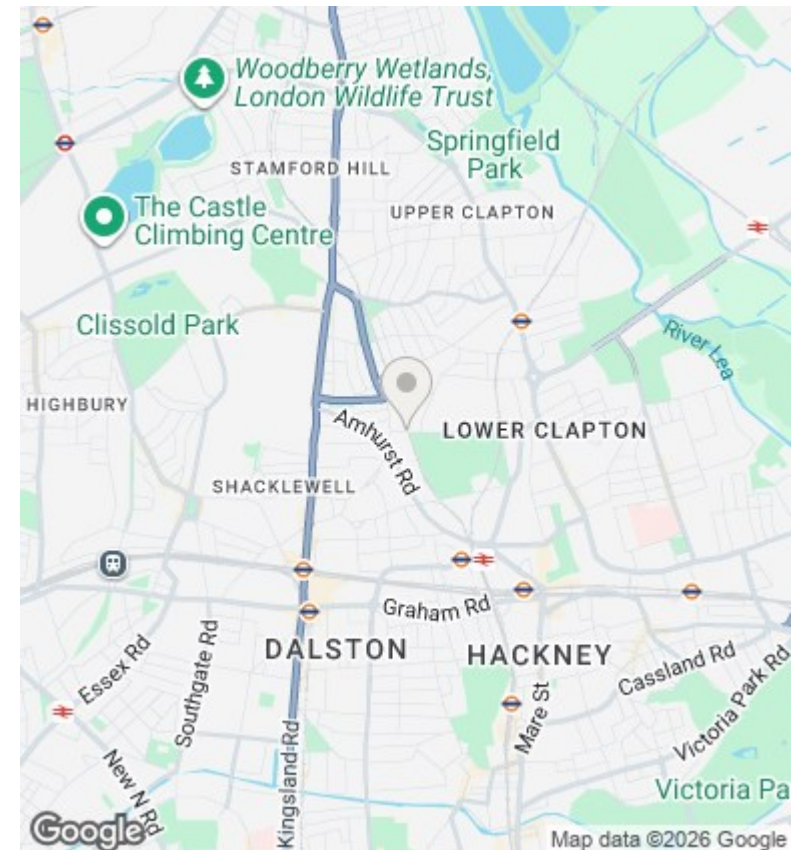
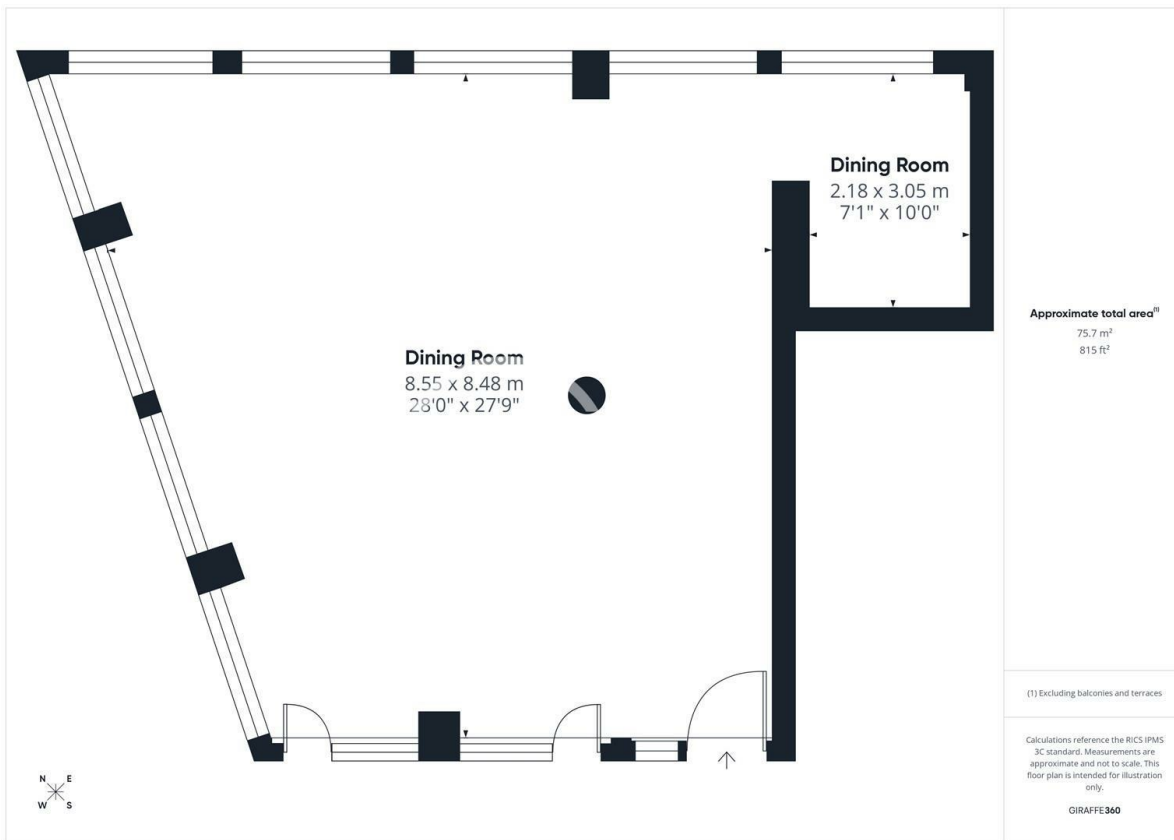


## 1a Downs Road, Hackney Downs, London

£34,992 Per Annum

- Floor to ceiling windows
- Bar
- Open Plan
- New Lease
- High Ceilings
- NO Premium



**Directions**

**Viewings**

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

**Council Tax Band**

**EPC Rating:**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	