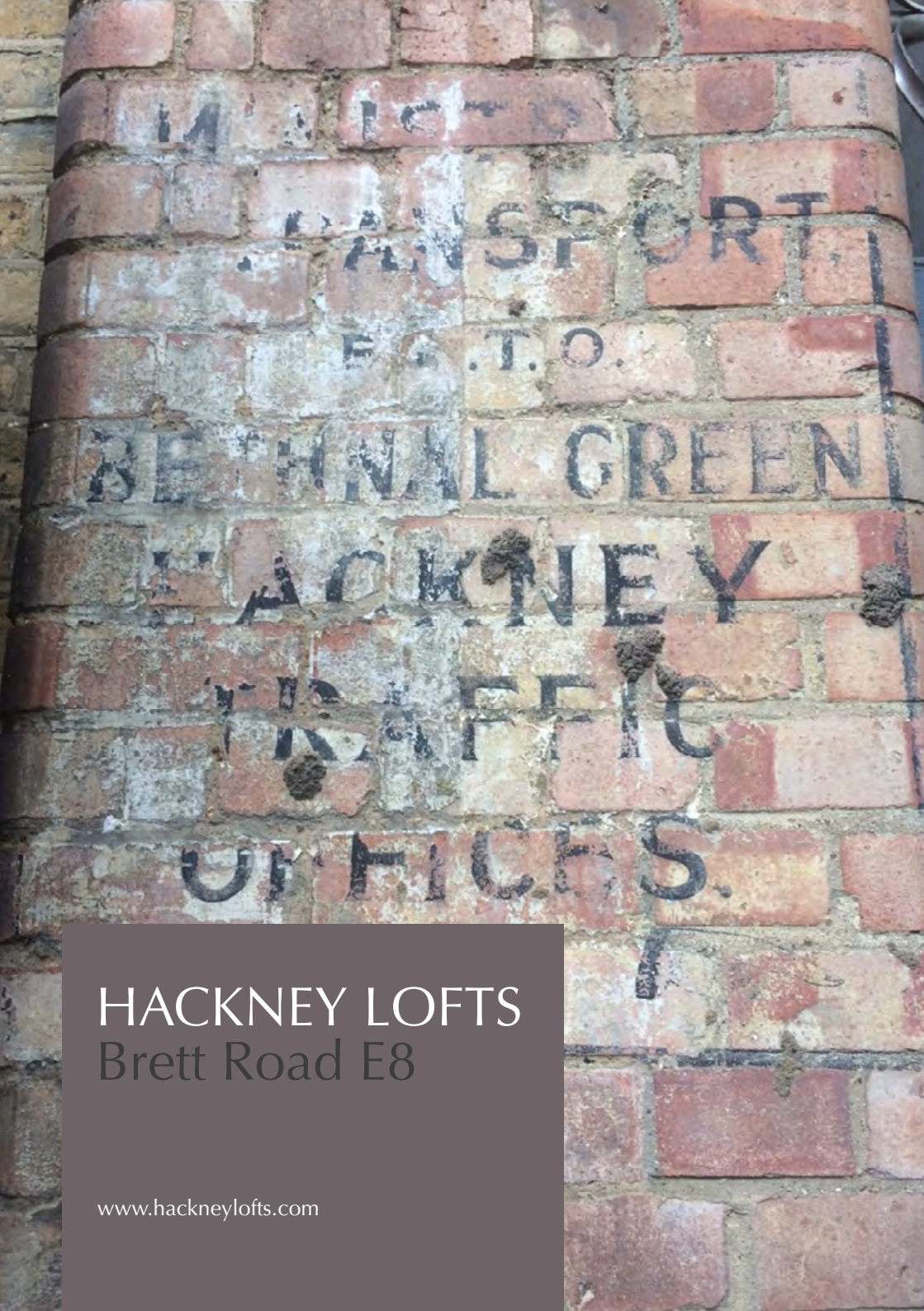


HACKNEY LOFTS
Brett Road E8

www.hackneylofts.com

The ideal location to enjoy the best East London has to offer.



"Hackney Lofts" – Brett Road E8 is a collection of five luxury one and two bedroom contemporary apartments. Positioned in the vibrant heart of Hackney, you will be in the centre of a thriving community, whilst still being accessible to London and beyond.

Previously the home for the Ministry of Transport – the apartments represent a fusion of history, style and practicality, the intelligently designed interiors are fitted with engineered oak floors, quartz worktops, BOSCH appliances and beautiful kitchens.

HACKNEY LOFTS
Brett Road E8

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Location & Travel



Location

Hackney Central is where you can experience London's history, sip a nice cocktail and do your supermarket shop for less than a tenner. It's an east London essential.

Eating:

- Chicken wings, chargrilled lamb and bone-marrow hash browns at north American joint **Rita's**.
- Soft-shell crab or coconut milk-infused lamb at family-run Vietnamese spot **Green Papaya**.
- A bouji brunch at **Hackney Bureau**, where the menu features mimosas, smashed avocado and truffled mushrooms.

Entertainment:

- Ace the monthly film quiz at **Hackney Attic** above hip cinema Hackney Picturehouse.
- Settle down for a show at the Grade II*-listed **Hackney Empire theatre**.
- Keep dancing past closing time at late-night venue **The Dolphin**. The pub's grimy basement club blares out student-night anthems until 4am.
- Check out some creepy taxidermy at **Viktor Wynd's Museum of Curiosities**. You can even have a cocktail while you're about it.
- Head around the corner on to Amhurst Road for a gig at **Oslo**. The bar-cum-kitchen-cum-club has a Scandi warehouse vibe and knows how to throw a party.

Drinking:

- A pint of Howling Hops IPA at the brewery's birthplace, **The Cock Tavern**. It's one of the best beer pubs in London.
- Tea-infused negronis for just £6.50 at cheap tapas joint **Boceto Hackney**. Nab a seat outside and you'll feel like you're on holiday, except you're actually sitting across the road from Iceland.
- Gulp down a super smoothie amid the lush houseplants of coffee shop **Palm Vaults**. It's like Instagram, but in real life.

Shopping:

- Fashion Hub: Located only moments away from the new fashion centre of **East London – Hackney Walk**. This fast growing and already established Fashion Hub is set for further expansion within the next 2 years. (**www.hackneywalk.com/yourvist**)
- Fifties tea dresses and glittery shoulder pads at vintage store **Paper Dress Vintage**, a total treasure trove of retro everything.
- Swooshy silks and other textiles at **Mermaid Fabrics**. The store's been in Hackney since the '70s and sits in the spot once occupied by the Mermaid Tavern, a seventeenth-century pub frequented by the actual Samuel Pepys.
- Spicy sausage, salted fish and jars of South American sauces at excellent – if rough-and-ready – **supermarket Brazilian Centre**.



Travel

"Hackney Lofts" – Brett Road E8 is situated 2 minutes walk from overground services at Hackney Central and 5 minutes walk from Hackney Downs station. Hackney Downs to Liverpool Street travel hub takes only 8 minutes.

Overground from Hackney Central

Stratford..... 10 mins
Highbury & Islington ..... 7 mins

Overground from Hackney Downs

Liverpool Street ..... 8 mins

Underground

Average tube connections from Liverpool Street include:

Bank.....1 min
Moorgate.....1 min
Tottenham Court Road..... 8 mins
Kings Cross/St Pancras ..... 8 mins
Covent Garden ..... 13 mins

Crossrail 2018

Average journey times from Liverpool Street will include:

Farringdon ..... 2 mins
Canary Wharf ..... 6 mins
Bond Street..... 7 mins
Paddington ..... 10 mins
London Heathrow ..... 35 mins

Cycling:

Victoria Park Village..... 4 mins
London Fields & Lido ..... 4 mins
Boxpark Shoreditch ..... 12 mins
Hoxton Square ..... 13 mins
Wesfield Stratford City..... 16 mins

Specifications & floor plans

(Product may change slightly from those shown)



Specifications

Kitchen
- Schmidt Kitchens
- Quartz Stone worktop
- BOSCH Full integrated appliances
- Electric hob
- Stainless steel oven
- Dishwasher
- Fridge Freezer
- Washer/Dryer
- Feature lighting under wall units

Bath and en-suite shower rooms
- Towel Rails
- Large vanity mirror
- Kaldawi steel baths
- Sleek modern sanitary ware

General features
- Energy efficient down lights fitted with dimmers
- Telephone data-points to living room/bedrooms
- Facility to sky+ (Lounge and Bedroom)

Flooring
- Engineered oak timber floor to hall, lounge and kitchen
- Bedrooms carpeted in a warm, neutral tone

Decor
- Smooth finish to all walls and ceilings, painted in white emulsion
- White satinwood finish to architraves and skirting
- Veneered wood doors
- Brick slip feature wall

Exterior
- Original stock brick
- Traditional sliding sash windows

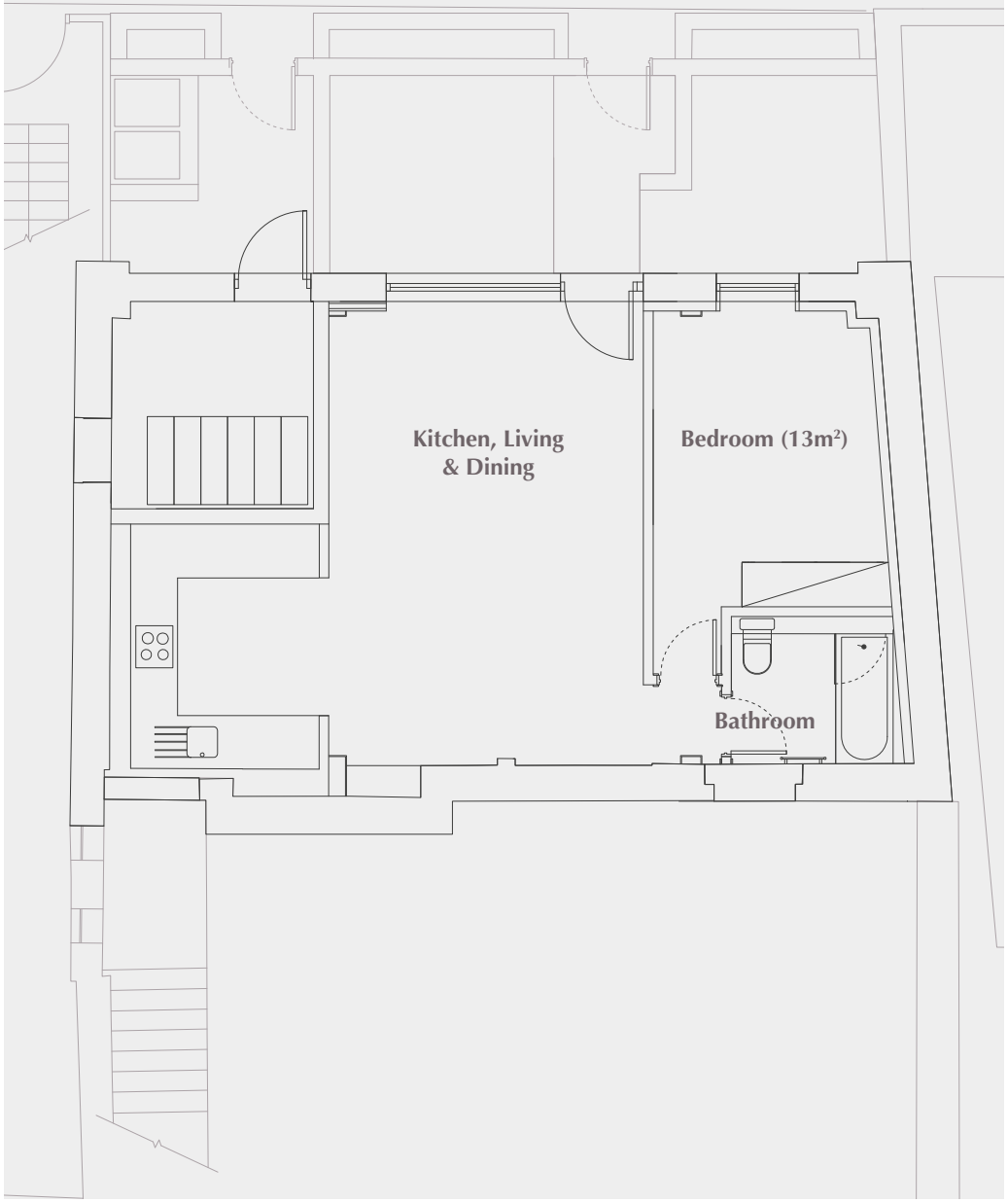
Security and warranties
- Video entry systems
- Motion sensor lighting system
- 10 year warranty
- Lease 125 years

Common areas
- Secure bike store
- Motion sensor lighting
- Communal bin store

Apartment One

Ground floor – 560sq/ft (52m²)

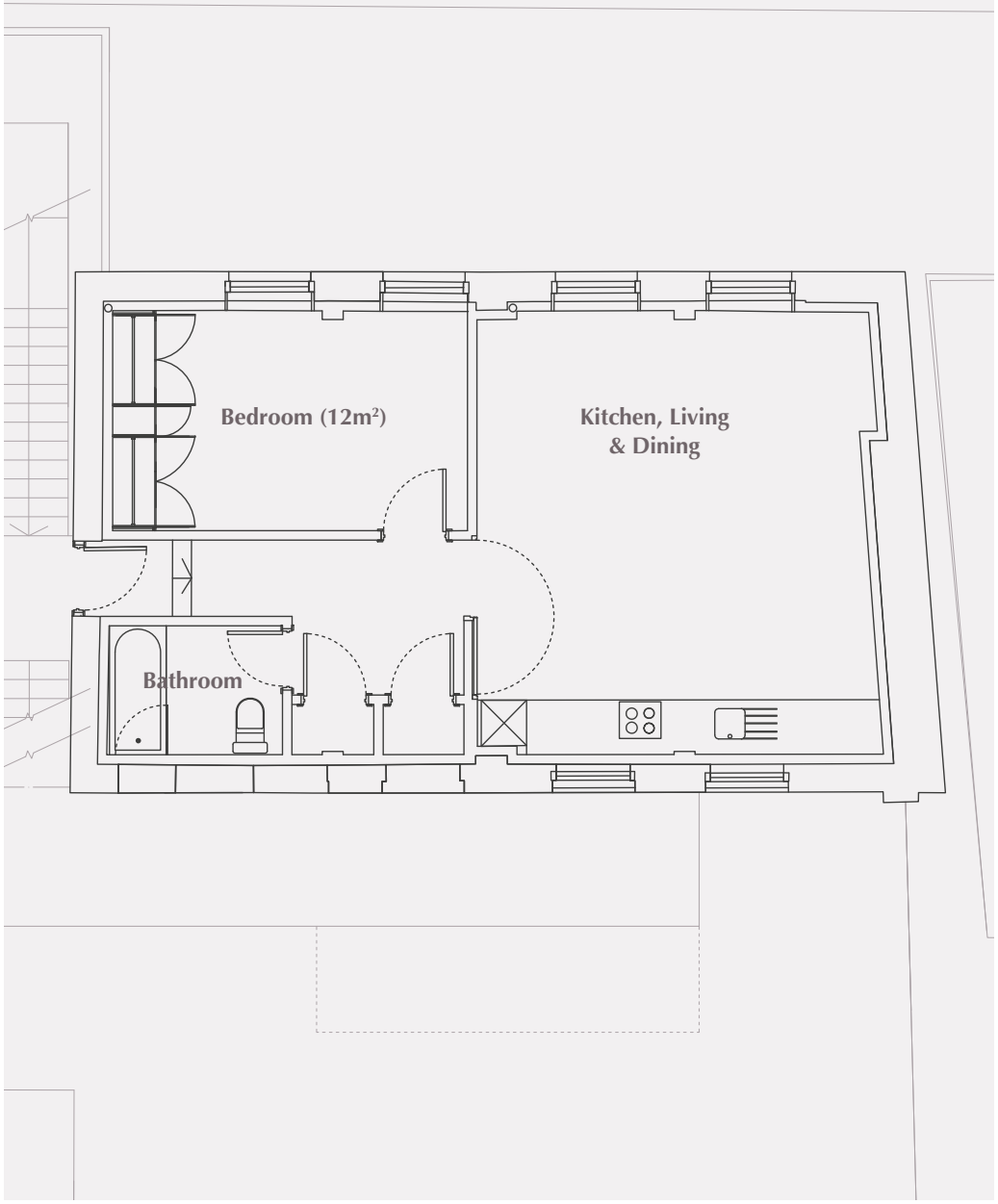
Ceiling height – 9′ 9″ (3m)



Apartment Two

First floor – 636sq/ft (59m²)

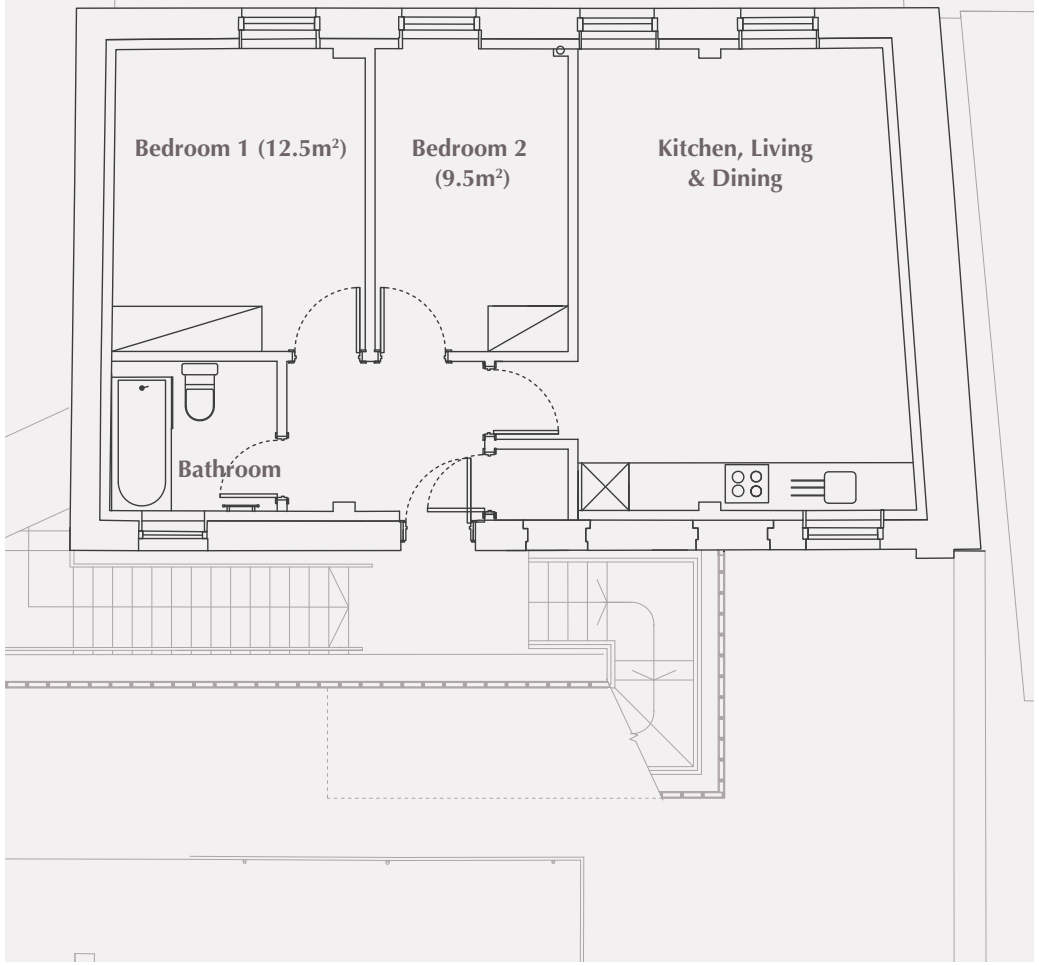
Ceiling height – 10′ 2″ (3.1m)



Apartment Three

Second floor – 636sq/ft (59m²)

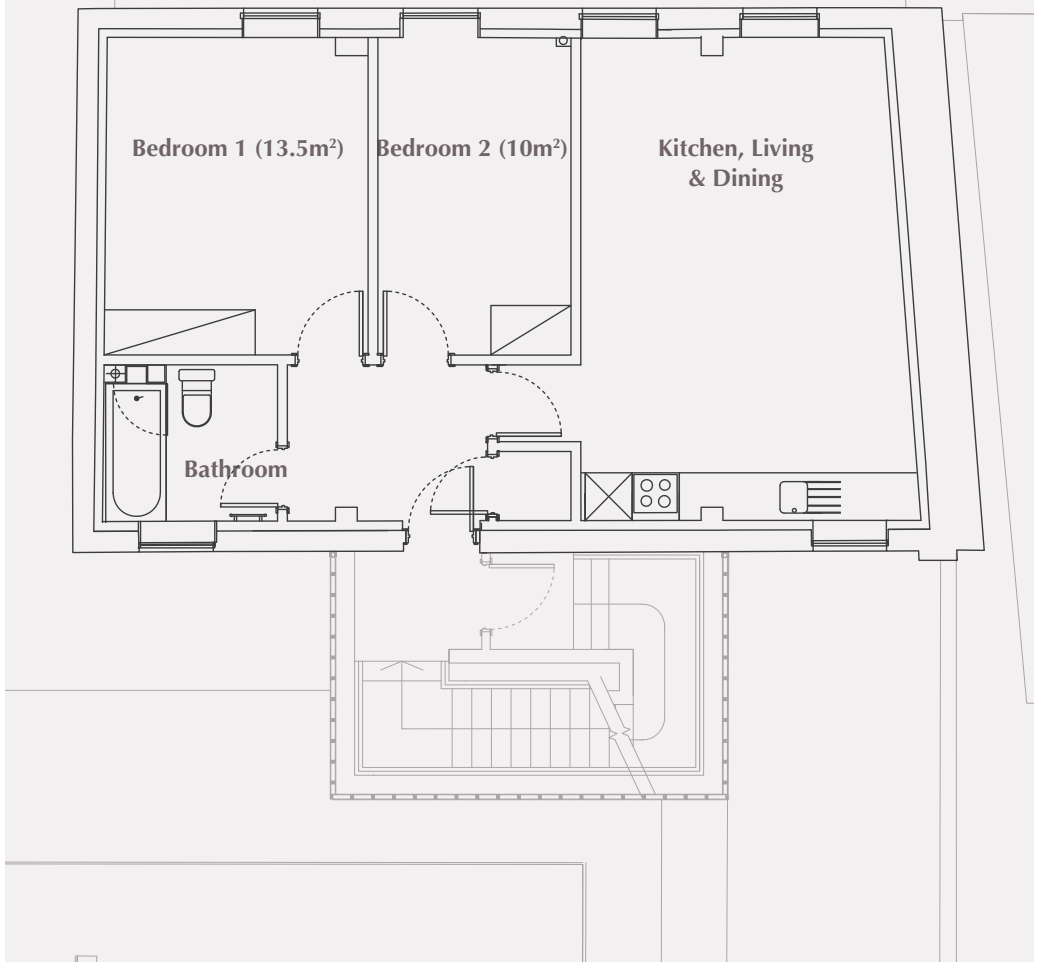
Ceiling height – 8′ 9″ (2.7m)



Apartment Four

Third floor – 657sq/ft (61m²)

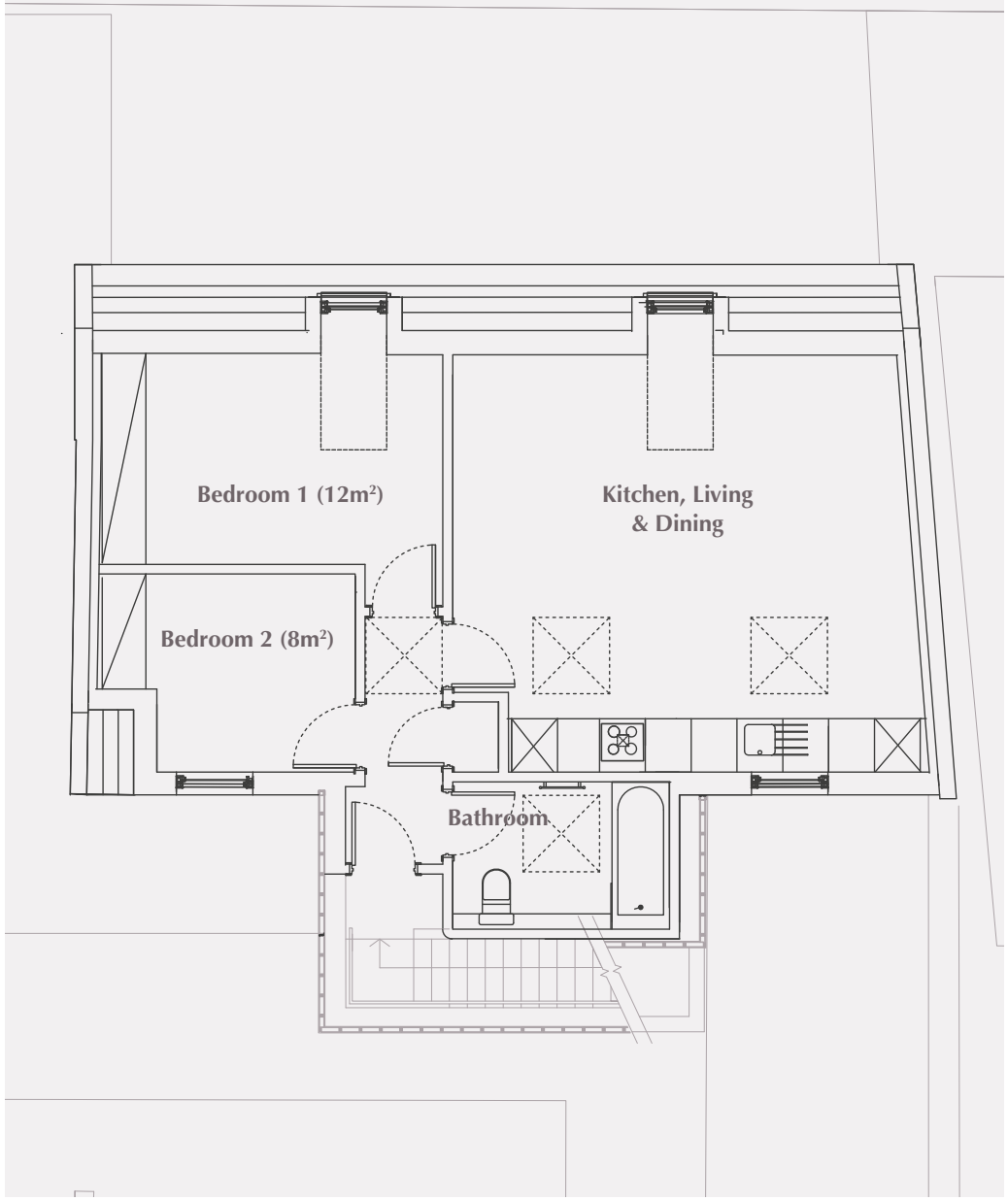
Ceiling height – 8′ 1″ (2.45m)



Apartment Five

Fourth floor – 732sq/ft (68m²)

Ceiling height – 8′ 9″ (2.7m)



A Development by

R.C.T | CONSTRUCTION LIMITED

www.rctconstruction.co.uk

Property Misdescriptions Act:

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Dimensions are approximate, for guidance only and subject to confirmation on site. *Where average dimensions are specified, the rooms are irregularly shaped. All images used are for illustrative purposes only. © R.C.T Construction Ltd. 2017

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