

Easthaus



— Guide Price £895,000



— Duplex, 4th/5th Floor Apartment



— 2 Bedrooms



— 2 Bathrooms



— Circa 1227 sqft

Otto Building, Downs Road, E5

An exceptional duplex apartment offering panoramic vistas and incredible natural light, situated on the fourth and fifth floors of The Otto Building – a landmark, RIBA award-winning green development with direct views over Hackney Downs. This two-bedroom, two-bathroom home has been thoughtfully upgraded by the current owners, blending high-specification design with bespoke finishes to create a truly unique and luxurious living space.

The apartment is entered on the fifth floor, which opens into a wonderfully generous open-plan living, dining, and kitchen area. This is the heart of the home, an expansive and light-filled space perfect for both relaxing and entertaining with clearly defined zones unified by Oak wood flooring, complete with the comfort of under-floor heating. Your eye is drawn towards the westerly views of London, framed by floor-to-ceiling, triple-glazed sliding glass doors that lead out onto a private balcony.



Easthaus



The sleek, contemporary kitchen is a testament to minimalist design and functionality. It features elegant, matte airbrushed cabinets and a full suite of integrated SMEG appliances. Further enhancements include a reverse osmosis filter for purified drinking water and a soft water system connected to all water outlets and machines, preserving the longevity of the appliances. A large guest toilet and a useful utility cupboard complete this floor.

A striking balustraded staircase leads down to the fourth-floor sleeping quarters. Custom Luxaflex thermal and blackout blinds have been fitted, offering precise control over light and privacy, and natural fibre carpets have been fitted in both bedrooms adding a touch of organic texture and warmth. The main bedroom is a serene retreat, featuring a custom-fitted LEMMA Italian walk-in wardrobe and a luxurious en-suite bathroom. This is a true sanctuary, complete with a double shower and a separate, full-sized bath for ultimate relaxation.

The second bedroom is also a generous double, measuring an impressive 167 sqft, providing ample space for guests or a home office. It benefits from its own en-suite with a large walk-in shower, and also provides access to a generously sized under-stairs storage cupboard.

The Building & Amenities

The Otto Building is a highly sought-after, award-winning modern development comprising 89 apartments across two buildings. Residents benefit from a number of premium services and amenities, including a concierge service, a private gym, secure bicycle storage, and lifts to all floors. A significant highlight is the large communal terrace on the fourth floor, offering a fantastic shared space for residents to enjoy, set right on the edge of the park.

Area

The property enjoys a fantastic location directly on the edge of Hackney Downs park, a vast green space with mature trees, a cricket pitch, and tennis courts. The neighbourhood is a vibrant hub of East London culture, with cool places to eat and drink, good schools, and great parks. Bustling Chatsworth Road is just 0.7 miles away, offering some great independents, restaurants, and coffee shops. Some Easthaus favourites include Vernerdi, Fika, Pivaz, Eat 17, The Hackney Draper, Espresso Hut, and the independent Castle Cinema. Neighbourhood favourite P Franco wine bar and bottle shop is also on nearby Lower Clapton Road.

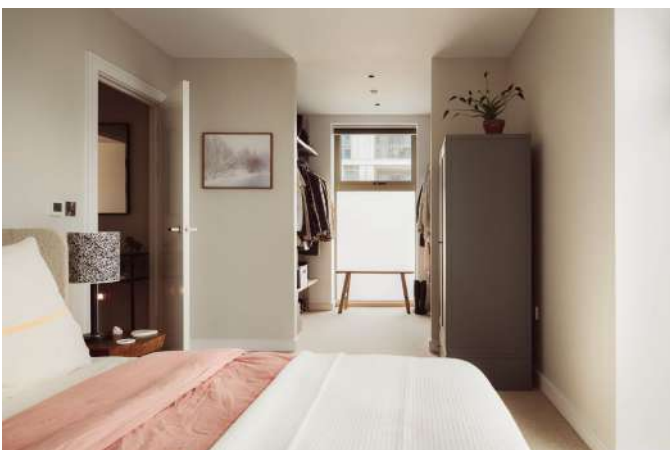
Transport links are excellent, with Hackney Downs (0.5 miles), Clapton (0.6 miles), Rectory Road (0.6 miles), and Hackney Central (0.8 miles) stations all providing swift connections into the City and Central London.

Details

Tenure: Leasehold (with approx. 991 years remaining)
Service Charges: Approx. £7,800 per annum and a reserve fund contribution of approx. £740 per annum
Ground Rent: £375 per annum
Council Tax: Band E, London Borough of Hackney
EPC Rating: B



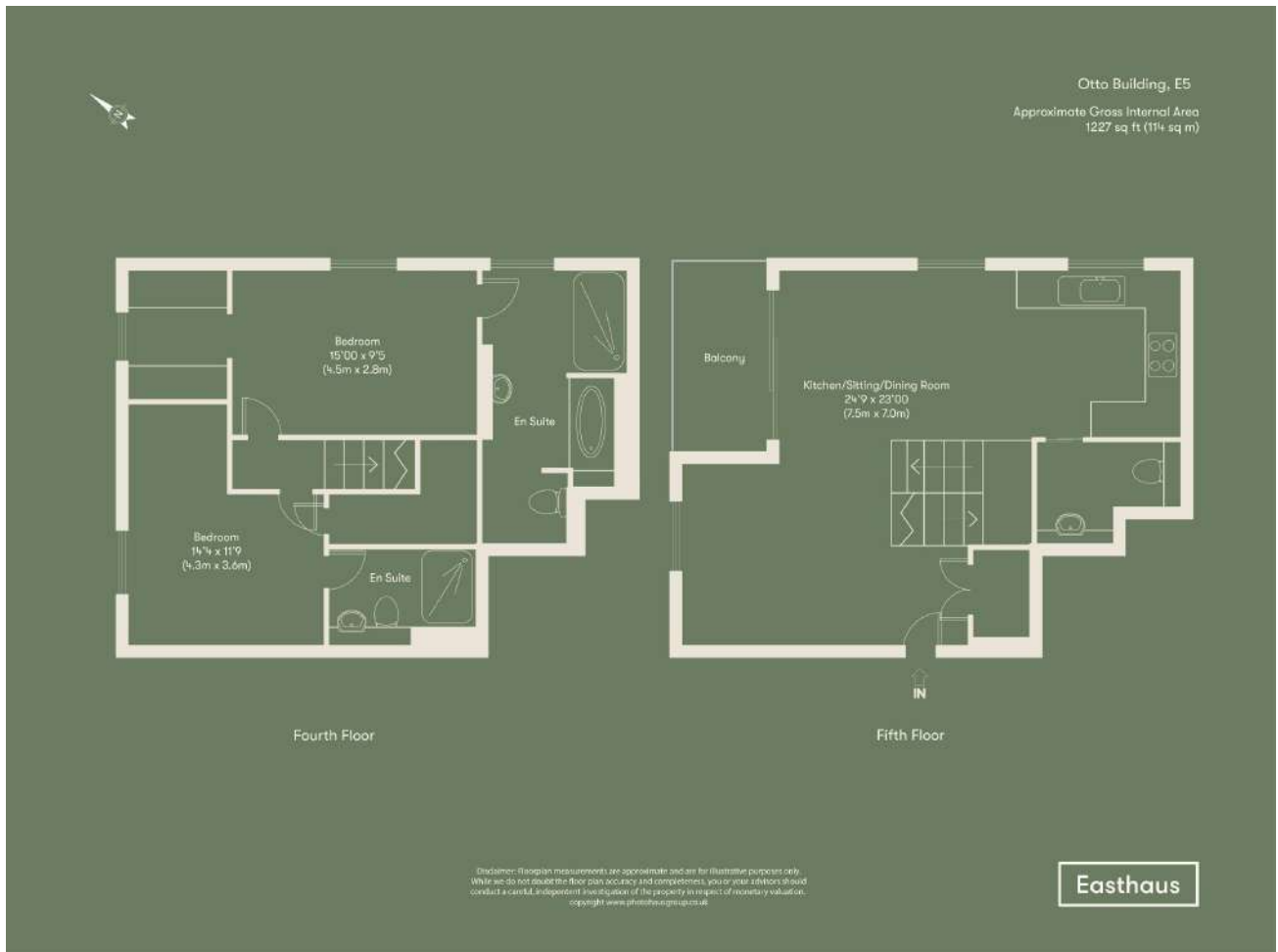
Easthaus



Easthaus



Easthaus



Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Easthaus Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Easthaus Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agent(s), seller(s) or lessor(s). 2. Photos and floorplans: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations, etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated 22nd September 2025. EastHaus Limited is registered in England with registered number 10275389. Our registered office is The Oast, New Road, East Malling, Kent, ME19 6BJ.

