Directions

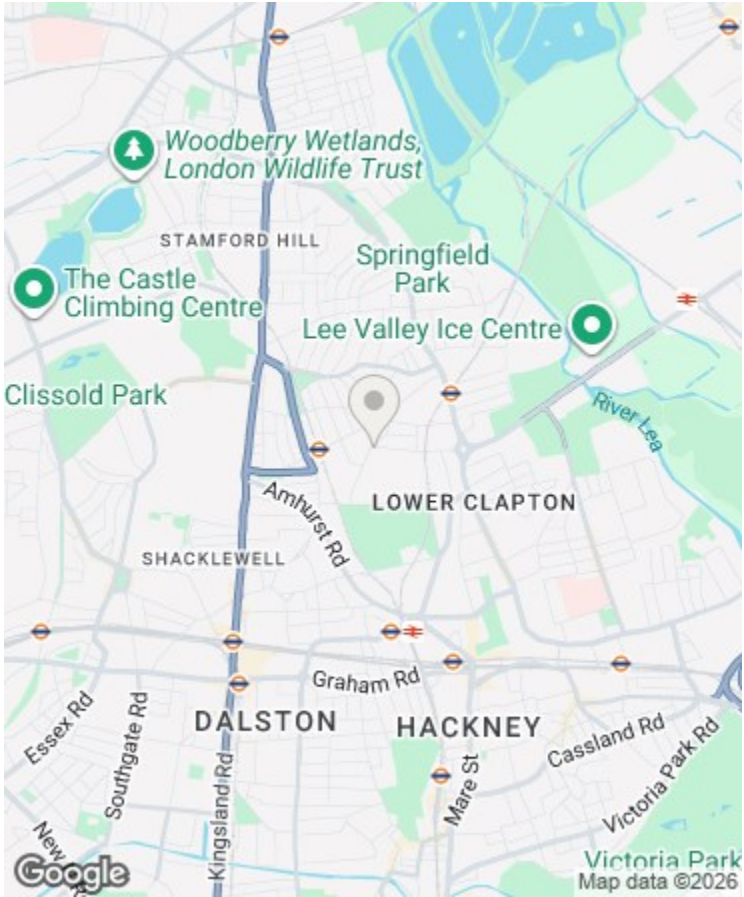## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

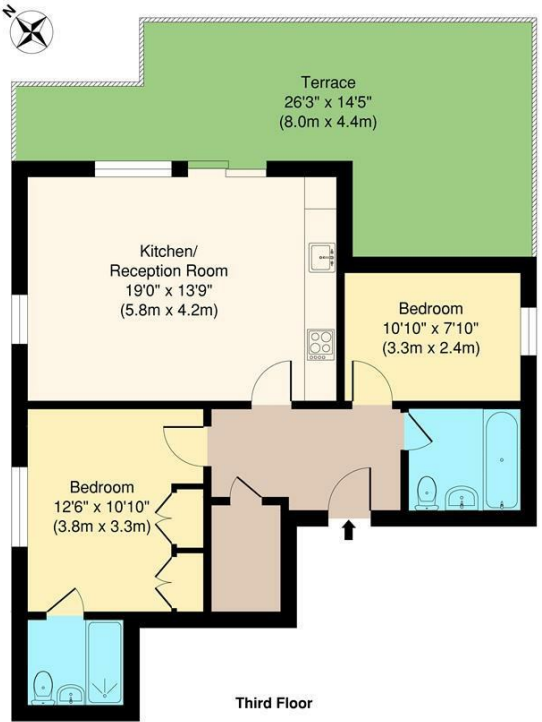## EPC Rating

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Terrace
26'3" x 14'5"
(8.0m x 4.4m)

Kitchen/
Reception Room
19'0" x 13'9"
(5.8m x 4.2m)

Bedroom
10'10" x 7'10"
(3.3m x 2.4m)

Bedroom
12'6" x 10'10"
(3.8m x 3.3m)

Third Floor
william rose
Lucent House, N16

Approximate Gross internal Floor Area : 63.77 Sq m / 686 sq ft

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Ipaplus.com

6, Lucent House Maury Road, Hackney, London, London, N16 7BA

£3,000 Per Month

- Two bedroom third floor luxury apartment
- Master bedroom with ensuite
- Light-filled dual-aspect apartment
- Views across the local area
- Video and lift access
- Spacious private balcony
- Luxury fitted kitchen
- Close to stations with great connections
- Markets, bars, and cafes close by
- Close to green open spaces

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
lettings@william-rose.com
https://www.william-rose.com/

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
lettings@william-rose.com
https://www.william-rose.com/

6, Lucent House Maury Road, London N16 7BA

Maury Road, Hackney is a location that offers the perfect blend of luxury and convenience. This stunning Two bedroom, Two bathroom apartment with a large balcony which has 807 sq ft of living space and fantastic local connections.

2 | 2 | 1 | C | Council Tax Band: D

This spacious, light-filled dual-aspect apartment is situated on the third floor, featuring a private recessed balcony from the main reception room. With dual-aspect floor-to-ceiling windows, the open-plan kitchen and reception area are flooded with natural light throughout the day, creating an inviting space for entertaining. The kitchen is beautifully crafted with custom graphite lacquer laminate cabinetry, a luxurious Nero Assoluto Velluto worktop, and premium integrated Siemens appliances, including a wine cooler, perfectly anchoring the reception area.

Each of the two generously sized bedrooms is outfitted with built-in wardrobes, oak-engineered timber flooring, and underfloor heating. The principal bedroom has an en-suite bathroom with high-quality tiling and custom cabinetry, enhancing functionality and storage throughout. A spacious main bathroom and a large hallway storage cupboard further optimizes space within the apartment.

Lucent House is ideally situated in Hackney, a vibrant borough that offers quick access to the City of London through an array of transport options. Beyond commuting convenience, Hackney is rich with local attractions, from lush parks and recreational areas to a diverse range of markets, bars, and cafes.

For outdoor enthusiasts, Hackney Downs is a mere 0.4 miles away, offering 40 acres of green space for relaxation, picnics, and sports. Nearby, Stoke Newington Common provides a tranquil retreat and popular children's play area, all within 0.5 miles of Lucent House. The surrounding marshlands and woodlands offer an additional escape, providing a serene counterpoint to the lively urban energy.

As night falls, Hackney reveals its cultural charm, with an array of distinctive bars and stylish eateries. From daytime exploration to vibrant nightlife, Hackney provides endless entertainment and convenience for residents, making Lucent House the ideal place to experience London living at its best.

Hackney Council Tax Band - C
EPC - C