

Wallis Road, E9



Within Hackney's thriving creative and sports hub, Blakestanley are excited to announce this high spec, two bedroom apartment with patio garden for sale. A youthful home of five years, it's packed with modern charm from its floor to ceiling windows, its open plan living reception / kitchen / diner featuring a tasteful 'L' shaped monochrome kitchen with stone worktop also serving as a breakfast bar, to its traditional-industrial stylised bathroom and ensuite. The kitchen area and one of the double bedrooms overlooks the manicured communal garden, the other peers over the Wick's colourful street art. Within a well-run building, including a concierge and a secure underground cycle store. On its doorstep is the River Lea, Hackney Wick station and plenty of places to stock up on plants, pizza's, pints & pastries. Satisfy your artistic cravings at the new local V&A Storehouse and Sadlers Wells Theatre. Sandwiched between the green, tranquil open spaces of Victoria Park and the Olympic Park.

£700,000
Leasehold

KEY FEATURES

- Two double sized bedrooms and open plan living
 - Private patio garden overlooking the communal garden, an oasis of green and quiet
 - Underfloor heating
 - A long lease of 995 years
- Building concierge
 - Dual aspect and bright throughout
 - Beside the canal, the Olympic Park and Victoria Park
 - Hackney Wick Overground and Stratford Over and Underground stations make for an easy commute

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 995 years	(Advised by Vendor)
SERVICE CHARGE:	£4,050.00 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

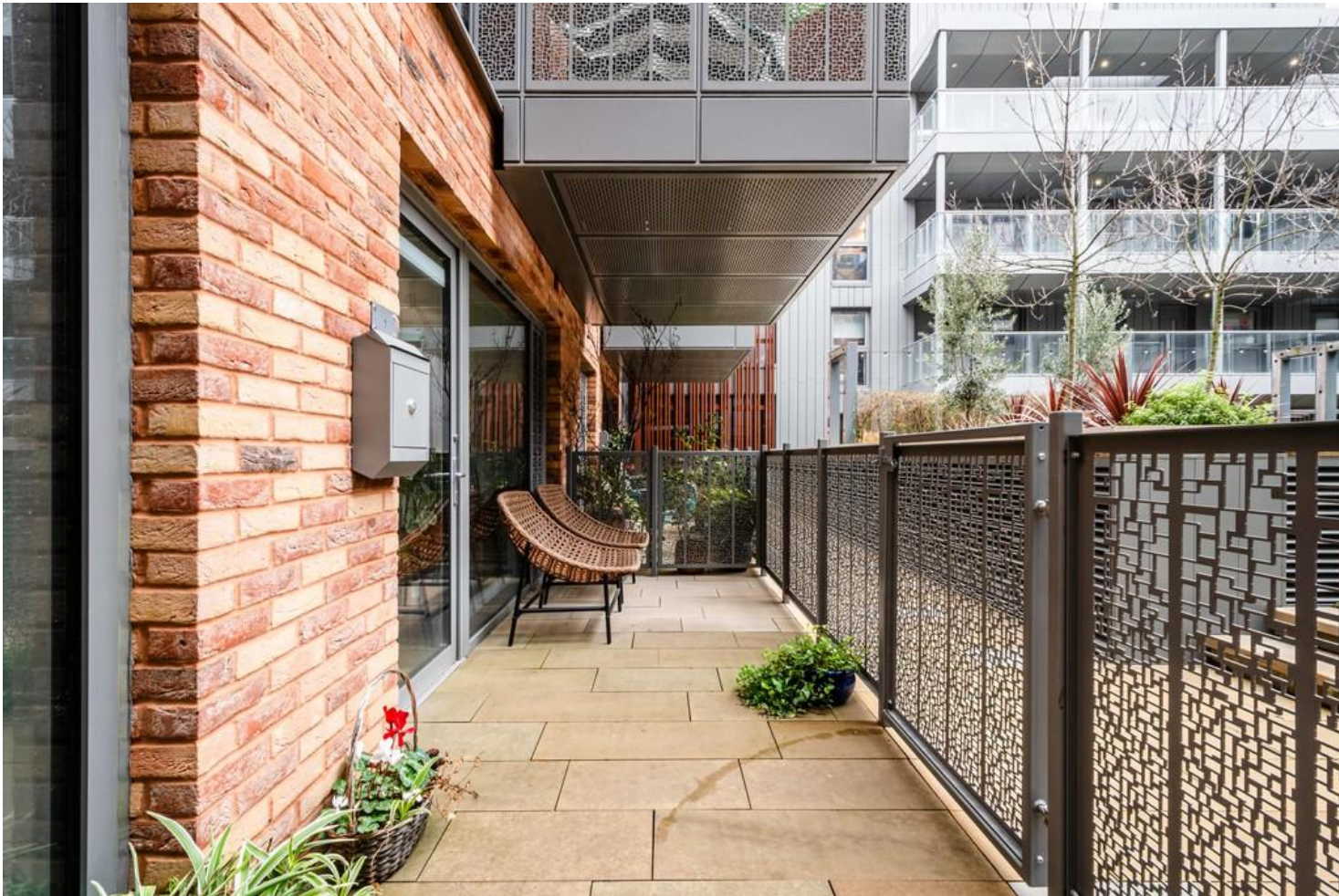
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



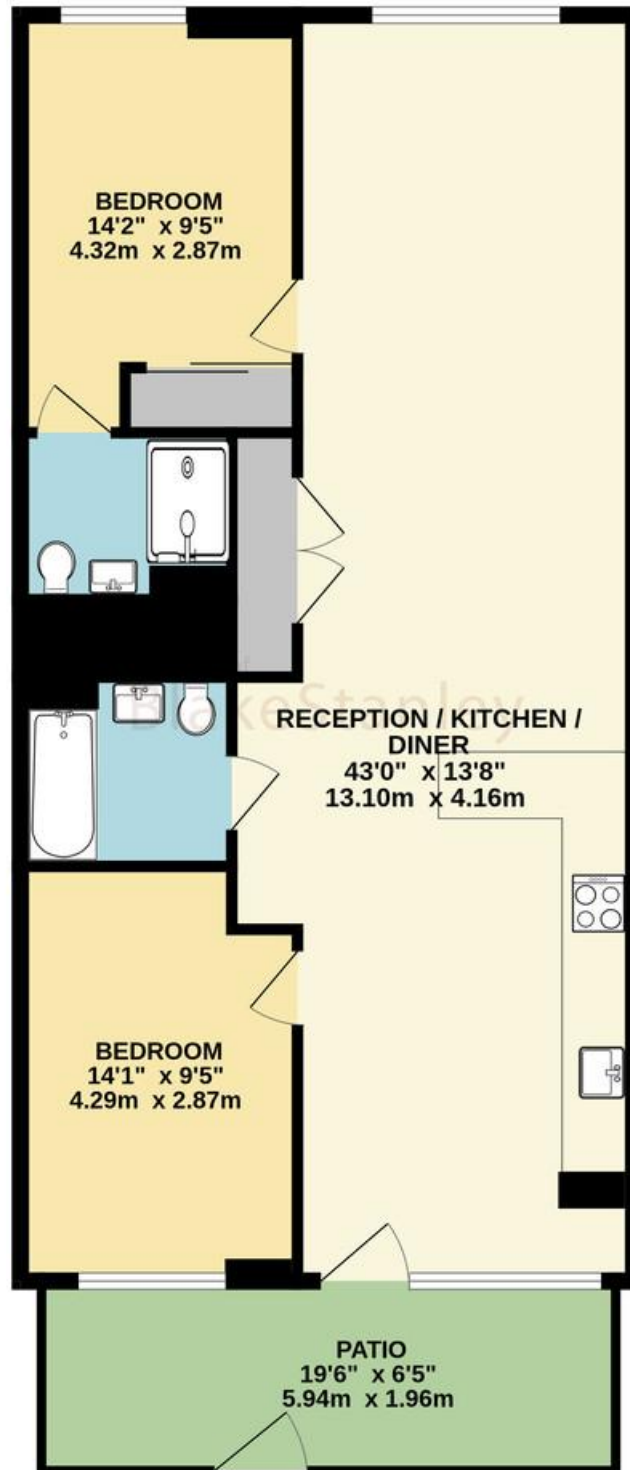








FIRST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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