



Wick Lane, London, E3

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Forming part of this attractive waterside complex, comprising an eclectic mix of modern apartments, dynamic communal gardens that allow for intimate and diverse social areas to live, work and play is this immaculate 1157 Sq/ft two-bedroom, two-bathroom apartment.



## Leasehold

- 1157 Sq/Ft Internal Living Space
- Large Balcony
- Two Bathrooms
- A1 Status - EWS1 Compliant
- Secure Allocated Parking Space
- River Views / Waterside Development / Landscaped Communal Gardens
- Designer Kitchen / Stylish Bathrooms
- Hackney Wick Station Close By

This lavishly sized two-bedroom apartment which is located on the second floor of Ink Court features a flowing open plan living area, including a designer, fully fitted kitchen with integrated appliances. The apartment boasts a large private balcony that allows for excellent views across the River Lea and creates a fantastic outdoor extension to the main living area. Completing the property are two huge bedrooms, two bathrooms and clever storage spaces.

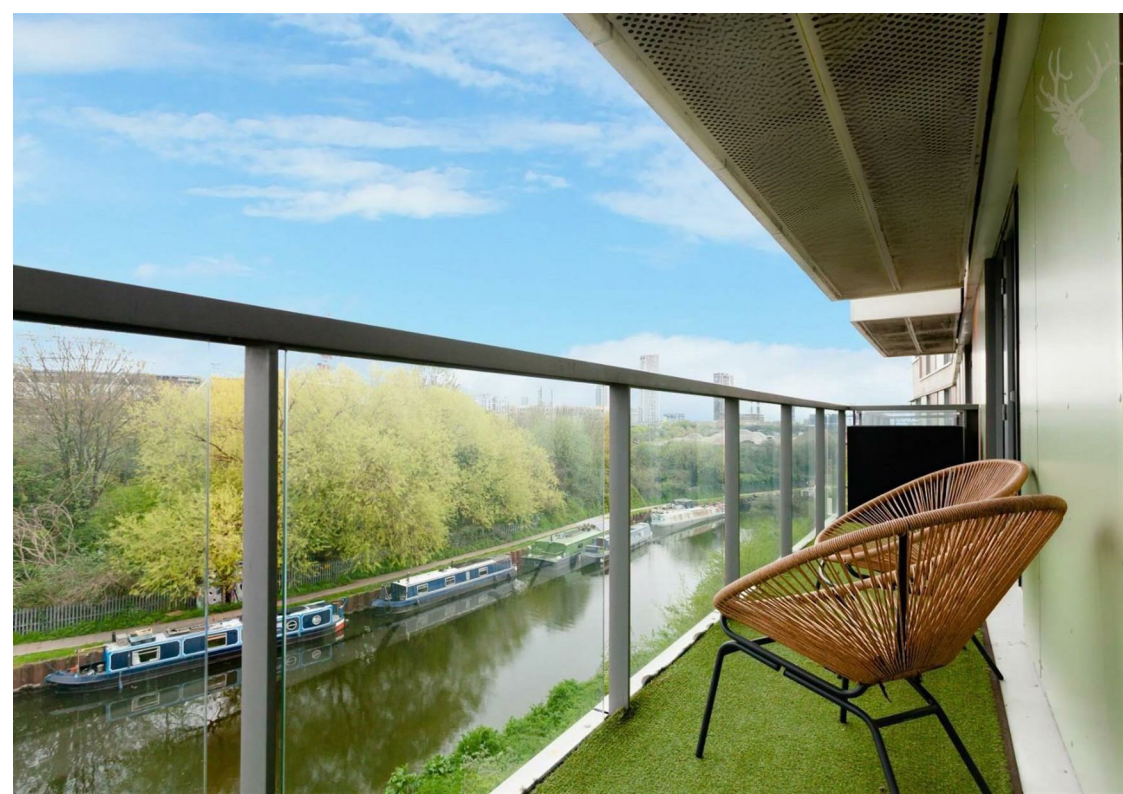
Wick Lane is on the fringes of Hackney Wick, which is now a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this hidden gem.

Building on the area's legacy, this bold vision of a village fuses traditional industrial architecture with forward-thinking design. The creation of a sustainable and supportive environment for all that live and work here is front of mind and this vision has been conceptualised in partnership with Ink Court.

Retail therapy's covered when dusk falls in nearby Stratford. The area is full of entertainment options, you can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

Transport links include nearby Hackney Wick (Overground), Stratford (major hub including Central Line) Pudding Mill Lane (DLR), and Bow Road tube (District Line & Hammersmith & City Line), all allowing for swift access to the City and Canary Wharf.

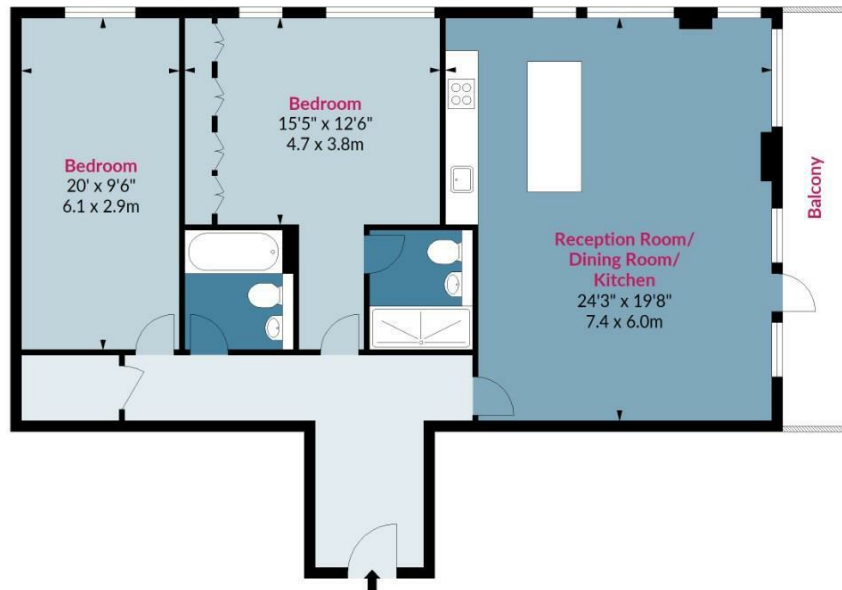




## Ink Court, Wick Lane, E3

Approx. Gross Internal Area 1157 Sq Ft - 107.49 Sq M  
Approx. Gross Balcony Area 98 Sq Ft - 9.10 Sq M

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### Second Floor

Floor Area 1157 Sq Ft - 107.49 Sq M



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

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.