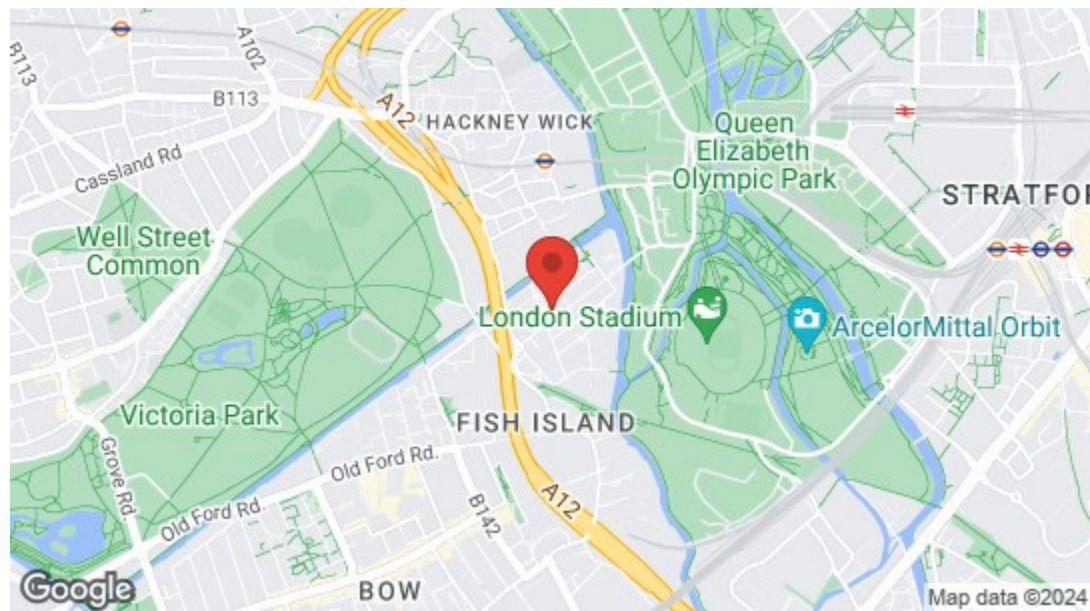




FIFTH FLOOR

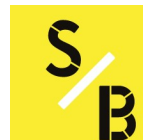
Total Area (Excluding Balcony): 70.7 m² ... 760 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(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	

 Smeed Road, Hackney
 Offers In Excess Of £550,000 Leasehold
 2 Bed Apartment - Purpose Built



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 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

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 1 Bank Buildings,
 The Avenue, E4 9LE
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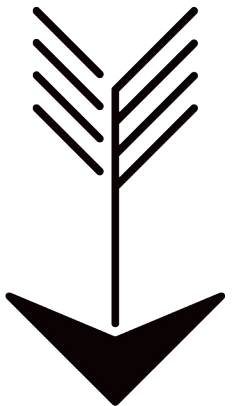
Features

- Two Bedroom Apartment
- Fifth Floor
- Family Bathroom
- Beautifully Presented
- Private Balcony
- Communal Roof Terrace



A sleek and modern two-bedroom apartment with a private balcony and immaculate decor throughout, as well as a communal roof terrace and central courtyard. What's more, it's being offered chain free!

Surrounded by Hackney Wick's vibrant food and drink scene, you won't have to venture far to find entertainment, but if you do have to travel further afield, Hackney Wick overground is ten minutes away, where trains run between Stratford and Highbury and Islington.



A WORD FROM THE OWNER...

"I've absolutely loved my time living here and will be really sad to leave. There is so much going on right on your doorstep. Lots of restaurants and bars are popping up all the time. Victoria Park is just a 5 minute stroll away and Westfield Stratford (and all its transport links) are just 20 minutes walk."





➤➤ IF YOU LIVED HERE...

This whole apartment block has been designed with modern living in mind, so you can enjoy the convenience of it all from the moment you move in.

Your open plan kitchen/living area comes in at 294 square feet, with immaculate flooring sweeping the length. The fifth-floor city view below is excellent, while at the other end you'll find your kitchen space, complete with sleek cabinets, integrated appliances, spotless worktops and a boiling water and filtered water tap for ultra convenience.

The generous floor-to-ceiling balcony doors ensure the room is full of light, and you'll love sitting outside with a drink during sunset hour. Not only is there access to balcony from both the main living room and the second bedroom, it benefits from having a power supply, so when the weather is right, it'll work brilliantly well as an extra living space.

For more chance to get to know your neighbours, pop up to the communal gardens, which is big enough to ensure that you can enjoy solitary time too.

The bedrooms are just as plush as the rest of the apartment, with beautiful decor and fantastic features, such as the pendant lights. Unsurprisingly, the bathroom is immaculate, with contemporary fittings and plenty of storage space.

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop, Howling Hops Brewery and Poke Heaven for Hawaiian cuisine. Victoria Park and the Olympic Park are both walking distance in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside strolls.

WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order delicious pizza as well as beers.
- Drivers can be on the A12 in just a few minutes for easy access to the North Circular and the Blackwall tunnel.
- Two things for the bucket list can be achieved within minutes while living here - a trip to ABBA Arena and/or a whizz down the ArcelorMittal Orbit.

