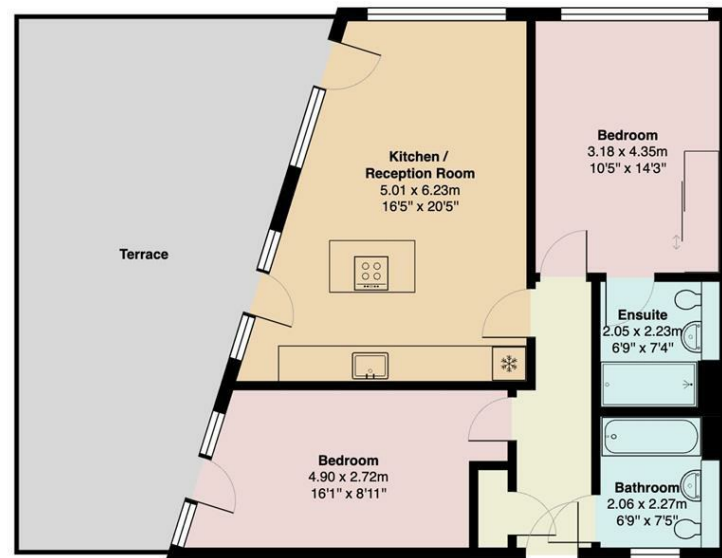
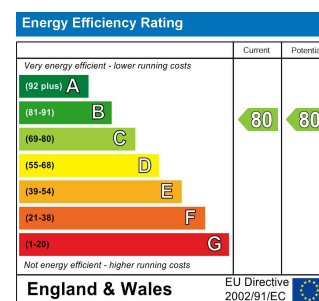
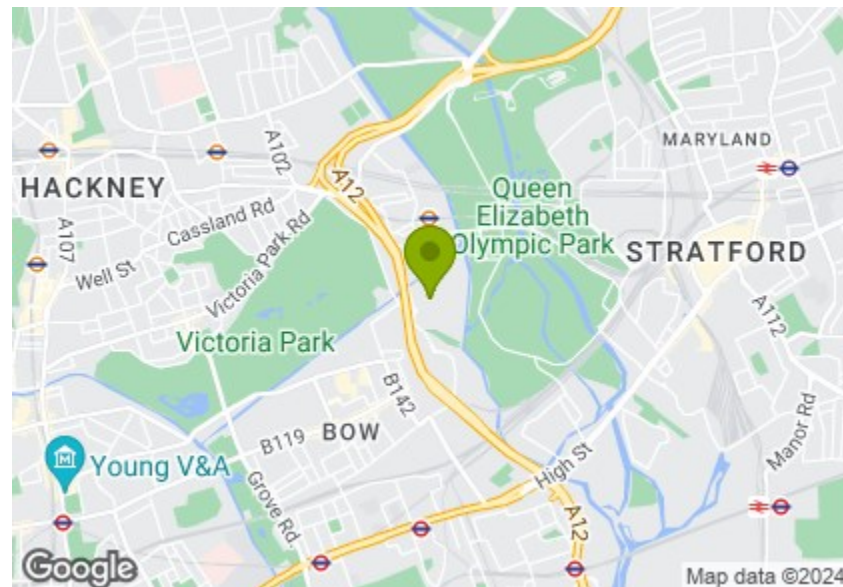


Smeed Road, E3



Fourth Floor

Total Area: 71.5 m² ... 770 ft² (excluding terrace)
All measurements are approximate and for display purposes only



SMEED ROAD, HACKNEY

Offers In Excess Of £675,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented
- Fish Island
- Very Large Private Rooftop Terrace
- Communal Rooftop Terrace
- Incredible Views

A gorgeously appointed two bedroom, twin bathroom apartment on the top floor of a sleek designer development in the heart of Hackney's Fish Island. You have a secluded private terrace and a huge, open plan, artfully appointed kitchen/lounge.

Hackney's former warehouse district, these days Fish Island is home to a generous choice of wine and dining spots, an admirable array of nightlife contrasting with the original industrial architecture.

REQUEST A VIEWING
0208 520 3077

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

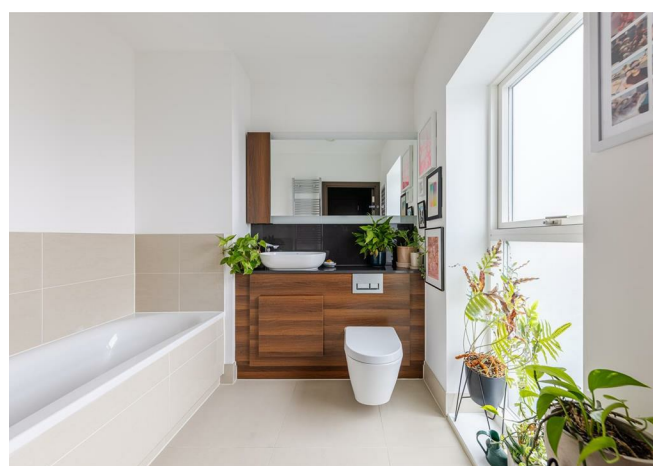
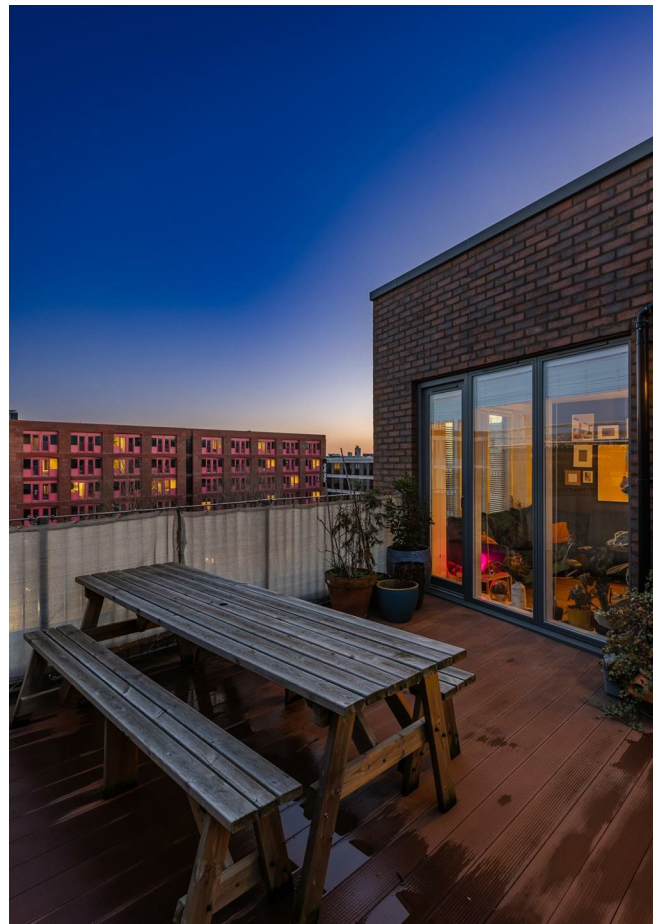
E8, E9, E5, N16, E3 & E2
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0203 325 7227

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IF YOU LIVED HERE...

You'll be enjoying London apartment living in one of East London's liveliest locales. You have a covetable private terrace making the most of your top floor status with rooftop views over the borough. Head inside and your kitchen/lounge is a sizeable 300 square feet, dual aspect with floor to ceiling windows, blonde hardwood floors and a sleek and seamless kitchen area artfully zoned by a substantial chef's island.

Sleek and seamless smoky grey cabinets run along the back wall, home to high end integrated appliances, and all once again awash with natural light. Elsewhere your striking, forest green hallway leads to the 140 square foot principal bedroom, with floor to ceiling windows, aquamarine statement wall and boutique en suite bathroom with stroll-in rainfall shower. Bedroom two's another double, with direct terrace access, while your family bathroom's finished to a sumptuous standard.

Outside and the Queen Elizabeth Olympic Park is just five minutes away across the River Lee, for endless open greenery, rolling parkland and world famous landmarks. Stroll across the park and

you can be exploring the colossal Westfield shopping centre in twenty minutes, while head in the other direction and another legendary London landmark, Victoria Park, is also just five minutes on foot. We recommend the boating lake.

WHAT ELSE?

- As well as your own private terrace leading off your lounge, there's a communal roof terrace with incredible views over the Queen Elizabeth Olympic Park. Great for getting to know the neighbours.
- Hackney Wick overground station is just half a mile on foot from your new front door, for a whole host of direct destinations including Hampstead Heath, Camden, Kew Gardens and Stratford.
- You have secure bike storage on site, and cyclists can take advantage of east London's growing network of dedicated cycleways to pedal all the way to Whitechapel in about twenty minutes.



A WORD FROM THE OWNER...

"We knew from our first walk through the Olympic park that we wanted to live here. And it's not disappointed. Summer or winter, we love our walks along the canals or in Victoria Park with our two dogs, stopping off for a coffee at the many independent coffee places. We enjoy going out for dinner after a long week, having pizza at Lanterna and watching the world go by on a light summer evening. We love going to the Sunday food market in Victoria Park or going to the Aquatics Centre for a swim or a workout. There's plenty to do, but there's always just being cosy at home, you definitely get to enjoy the best of both worlds."

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Bedroom
16'0" x 8'11"

Kitchen / Reception Room
16'5" x 20'5"

Terrace

Bedroom
10'5" x 14'3"

Ensuite
6'8" x 7'3"



Bathroom
6'9" x 7'5"



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