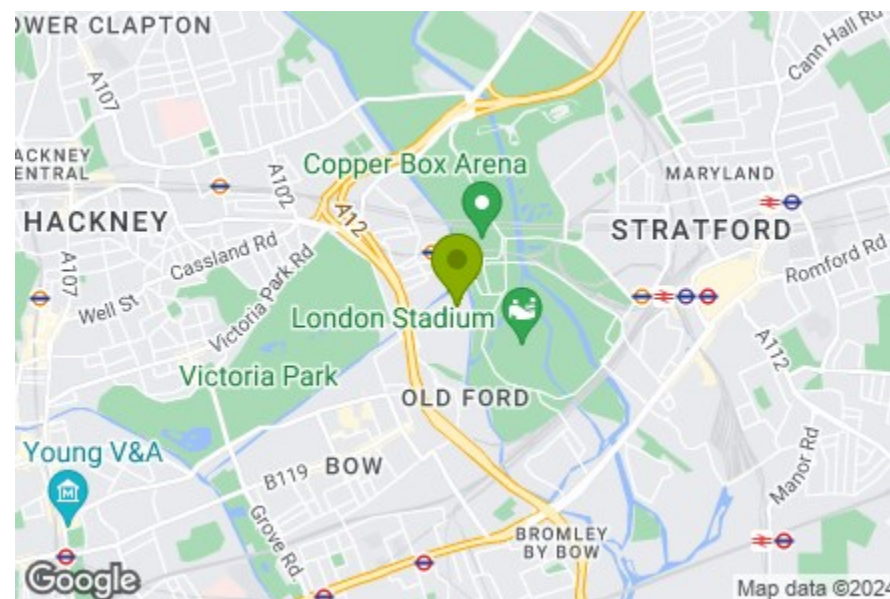


- Bathroom  
6'10" x 7'0"
- Kitchen / Reception Room  
12'1" x 19'6"
- Balcony  
11'5" x 6'8"
- Bedroom  
8'10" x 14'3"
- Bedroom  
9'1" x 14'3"
- Ensuite  
5'3" x 7'2"
- Storage  
6'9'3" x 5'4"

Fourth Floor

Total Area: 71.3 m<sup>2</sup> ... 767 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## WYKE ROAD, HACKNEY

### Offers In Excess Of £625,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented Throughout
- Private Balcony
- Fourth Floor
- Residents' Gym
- Concierge

A five-star style two bedroom, two bathroom apartment on the fourth floor of a smart designer development in Hackney's sought after Fish Island neighbourhood, just moments from the Olympic Park. You also have a lovely dual aspect balcony.

Your new development features concierge, communal courtyards and a well-equipped residents' gym.

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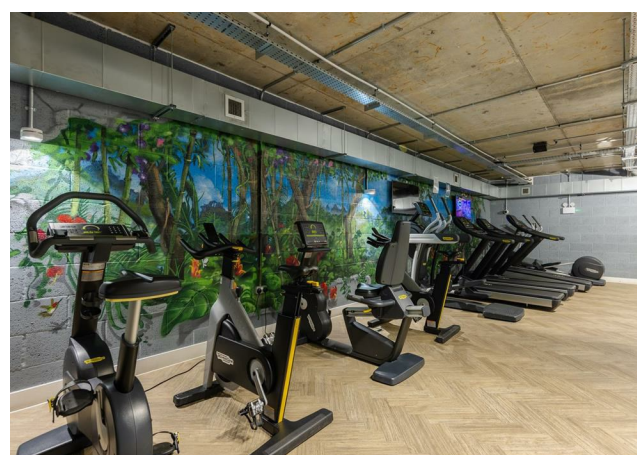
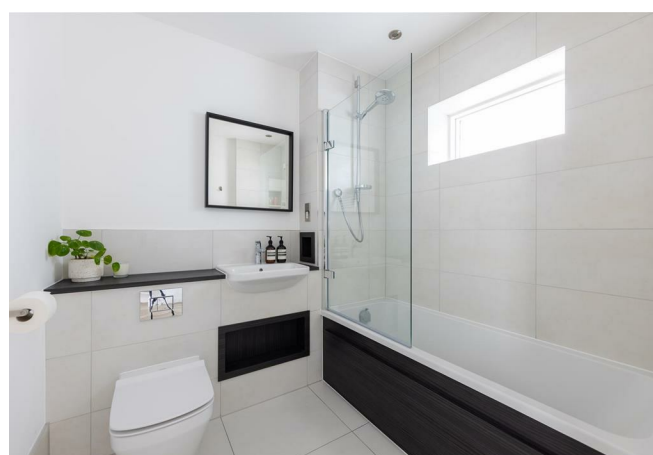
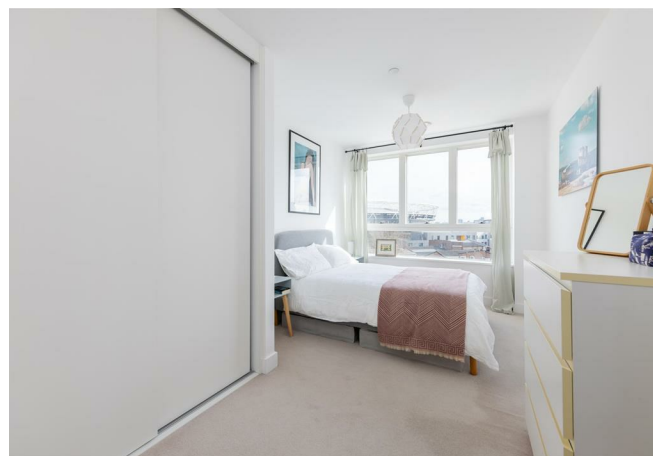
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**IF YOU LIVED HERE...**

Your kitchen/lounge is a huge, and hugely welcoming, social space of almost 250 square feet, tri-aspect, beautifully bright and flooded with natural light throughout. Smoky engineered hardwood runs underfoot and the kitchen area comes decked out with seamless royal blue cabinets below white worktops. Next is your tremendous corner balcony, a fine dual aspect outdoor spot, timber decked and sheltered with widescreen views of the London horizon, taking in the ArcelorMittal Orbital and London Stadium.

Elsewhere, your hallway's particularly welcoming with plenty of extra storage and incidental space, always welcome additions to London apartment living. Both bedrooms are generous doubles, over 120 square feet apiece and both nice and bright with large windows. Your principal sleeper also features generous integrated wardrobes and an en suite shower room tiled from top to toe in smoky grey. Your family bathroom's off the hallway, and finished in equally striking boutique style.

Hackney's former warehouse district, Fish Island's industrial architecture is now home to a splendid range of wining and dining spots. Nestled between

glorious Queen Elizabeth Olympic Park and Victoria Park, you have a world class choice of open green spaces less than five and ten minutes' walk away, respectively. Hackney Wick station is less than half a mile on foot, for direct overground destinations including Stratford, Hampstead Heath and Camden Town.

**WHAT ELSE?**

- As noted you have some fantastic nightlife on your doorstep. Looking for canalside craft beer and pizza? Crate Brewery is just five minutes walk. Or there's Lanterna, another pizzeria and even closer at barely a minute's walk. Finally, if you fancy floating on the water instead of just dining beside it, seek out Barge East five minutes away. Tommo, Ryan and Blandy sailed this boat all the way from Holland to bring cocktails and fine dining to the borders of the Olympic Park.
- London's oldest purpose built park, Victoria Park is home to cafes, courts, football pitches and lakes. All just a third of a mile on foot.
- Just one stop from Hackney Wick or a twenty minute stroll across the Olympic park, Stratford is your gateway to the capital, with a huge range of overground and underground destinations. Not to mention the vast Westfield shopping centre.



**A WORD FROM THE OWNER...**

"This was our first home and we have absolutely loved living here. We have found it such a welcoming space to come home to each day. It is in a very cool block of flats, and the flat itself is beautiful and bright with a great sized balcony. Being triple aspect it gets wonderful light at all times throughout the day in summer and winter. There are excellent transport links close by from Hackney Wick and Stratford stations to central London, but there is also so much on the doorstep. We have felt very lucky to have Victoria Park, the Olympic Park, and the canal network all a few minutes walk away. Not to mention the number of delis, bakeries, cafes, beauty salons, hair dressers, and fitness studios that have established themselves on Fish Island and in Hackney Wick in the 6 years since we moved in! It is also so exciting to have Eastbank at Stratford with V&A, BBC Recording Studios, and Sadlers Wells theatre all opening in 2024/2025. We will miss the flat but we wish many years of happiness and great memories to the next owners that make it their home."

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