

Second Floor

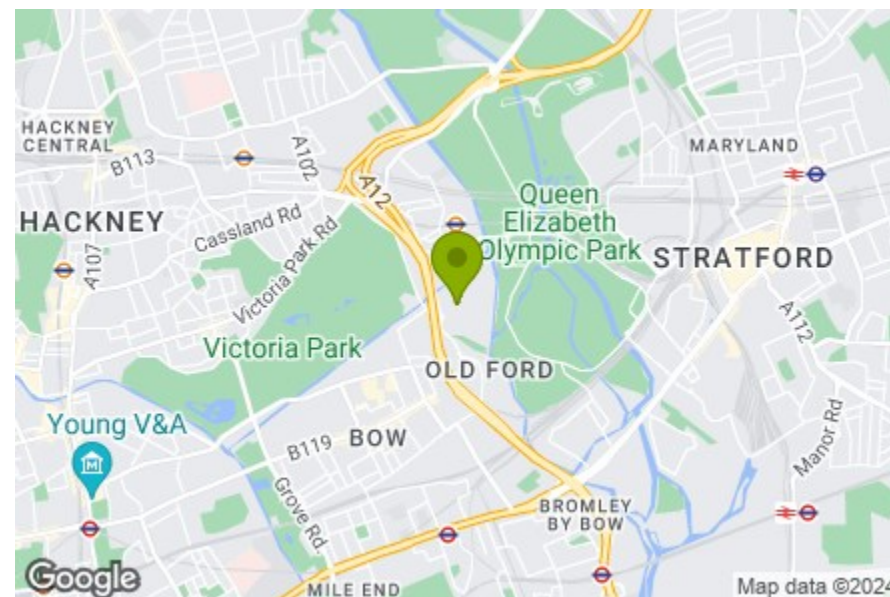
Total Area: 62.0 m² ... 668 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Reception Room
17'7" x 20'8"

Bedroom
9'10" x 15'10"

Bathroom
7'4" x 6'8"

Balcony
9'3" x 6'3"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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, FISH ISLAND

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented
- Second Floor
- Private West/South Facing Balcony
- Over 660 sq.ft
- Communal Rooftop Terrace

A naturally bright, wonderfully spacious and strikingly appointed one bedroom balcony apartment. Located on the second floor of a sought after modern development in Hackney's Fish Island, with famous parks and nightlife on your doorstep.

Hackney's former industrial district is now home to a wide variety of independent bars and restaurants, as well as sitting between Victoria Park and the Queen Elizabeth Olympic Park, for world famous greenery galore.

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
hellohackney@stowbrothers.com
0208 520 3077

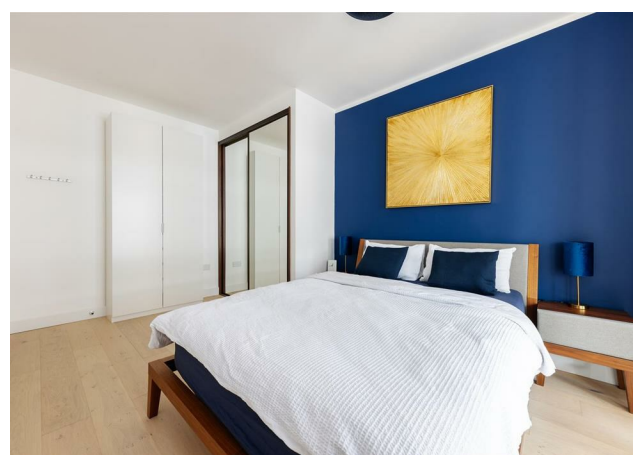
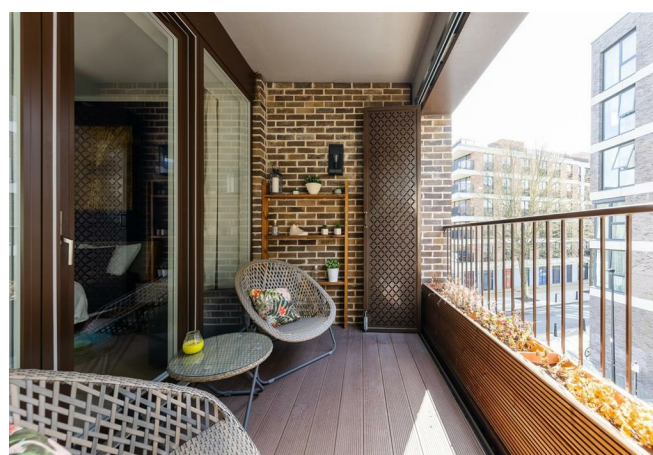
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0208 520 3077



IF YOU LIVED HERE...

Your gloriously bright 360 square foot open plan kitchen and lounge will be the heart and highlight of your new home. Broad blonde engineered hardwood runs underfoot, designer pendulum lighting sits overhead and you have an entire wall of floor to ceiling windows including a single patio door leading out to your Juliet balcony. Your kitchen area's a sleek mix of glossy white cabinetry and smoky grey metro tile splashbacks, all complemented by jet black quartz counters.

The whole space is dual aspect thanks to another patio door leading out to your balcony proper. Out here you have a timber deck, exposed brick wall and it's all sheltered so you can enjoy your outdoor solace all year round. It's also directly accessible from your bedroom, a 160 square foot double with mirrored floor to ceiling wardrobes and a striking blue statement wall. Finally, your bathroom's a brilliantly boutique affair, in warm timber and cream, with a rainfall shower over the tub.

Outside you're surrounded by the diverse, and varied nightlife of Hackney's former warehouse district. Enjoy canal-side dining at Barge East, a floating bar and restaurant brought all the way from the Netherlands to serve up a delicious array of seasonal dishes. Or try CRATE brewery & pizzeria, also on the canal, for delicious craft lagers and, obviously, superb pizzas. Cross the river into the Queen Elizabeth Olympic Park in just five minutes for boundless open greenery to explore and world famous sporting facilities and landmarks.

WHAT ELSE?

- Whenever you want to venture further afield, Hackney Wick station is just a half mile on foot and just one stop and five minutes from Stratford, for a whole host of onward underground, overground and DLR connections.
- Victoria Park, still London's most visited purpose built park and home to landscaped gardens, cafes and lakes, is also within the easiest of strolls. Just five minutes on foot.
- You've got a large dedicated storage unit in your hallway, always a welcome addition to London apartments.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

REQUEST A VIEWING
0208 520 3077

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM