



Kitchen/Lounge/Diner
12'3" x 22'5"

Bedroom
11'3" x 15'1"

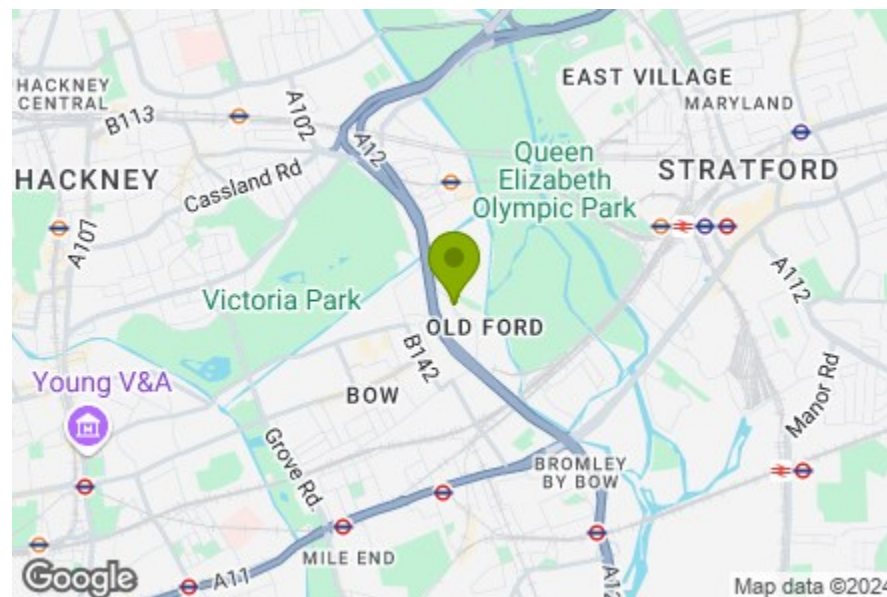
Bathroom
6'6" x 7'3"

Storage

Balcony
15'7" x 4'11"

FOURTH FLOOR

Total Area (Excluding Balcony): 50.2 m² ... 541 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		
(81-91) B	85	85
(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	



HART YARD, HACKNEY

Asking Price £440,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Beautifully Presented Throughout
- Fourth Floor
- South Facing Private Balcony
- Proximity to Elizabeth Line via Fish Island Bridge

Situated on the fourth floor of a modern development in the thriving Fish Island, this one-bedroom apartment benefits from a south-facing private balcony and immaculate decor throughout.

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 only a short walk away, where trains run between Stratford and Highbury and Islington.

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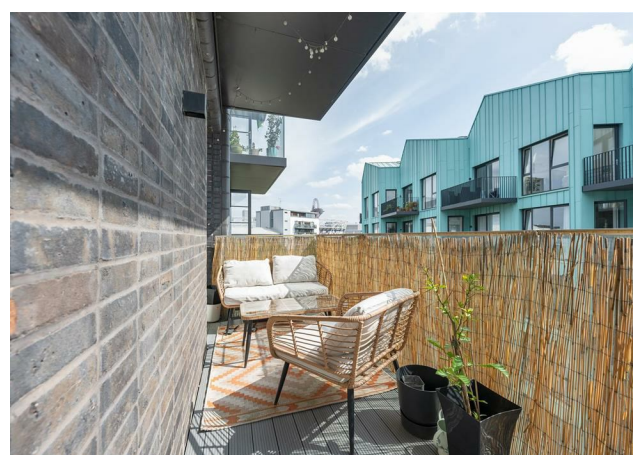
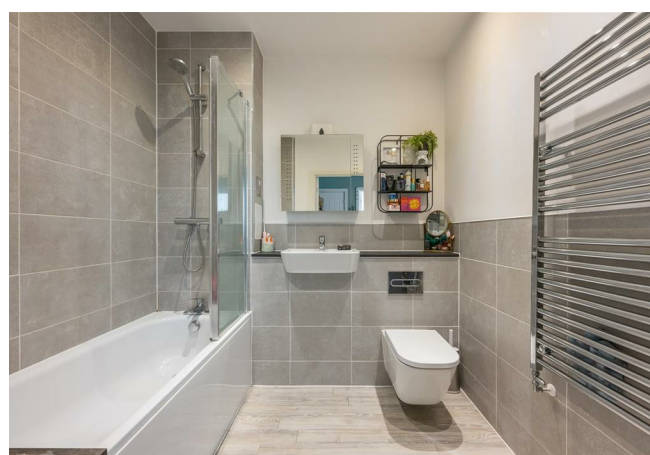
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IF YOU LIVED HERE...

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 is bright and spacious, with immaculate flooring sweeping the length. The fourth-floor city view below is excellent, while at the other end you'll find your kitchen space, complete with sleek cabinets, integrated appliances and spotless worktops.

The generous floor-to-ceiling balcony doors ensure the room is full of light, and you'll love sitting outside with a drink. The lofty height is also energy efficient, so you can appreciate that during colder months.

The bedrooms is just as plush as the rest of the apartment, with beautiful decor including a blush feature wall. Unsurprisingly, the bathroom is immaculate, with contemporary fittings, while the hallway has in-built storage.

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 when it re-opens in 2025.



A WORD FROM THE OWNER...

"We absolutely adore this flat and it has been the perfect first home for us, it is situated in the most amazing location between thriving Hackney Wick and buzzing Stratford - you can even see the Olympic Stadium, Canary Wharf, and the city from the balcony. Alongside the vibrancy of the local area, there are also plenty of tranquil spaces with Victoria Park and Hertford Union Canal just a stones throw from the development offering the best of both worlds. Hackney Wick has a strong community feel, both from our direct neighbours and local businesses making the area a friendly place to live. Transport links are also very strong with Hackney Wick, Pudding Mill Lane, Bow and Stratford stations all easily accessible, as well as having main bus routes in to central London."

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