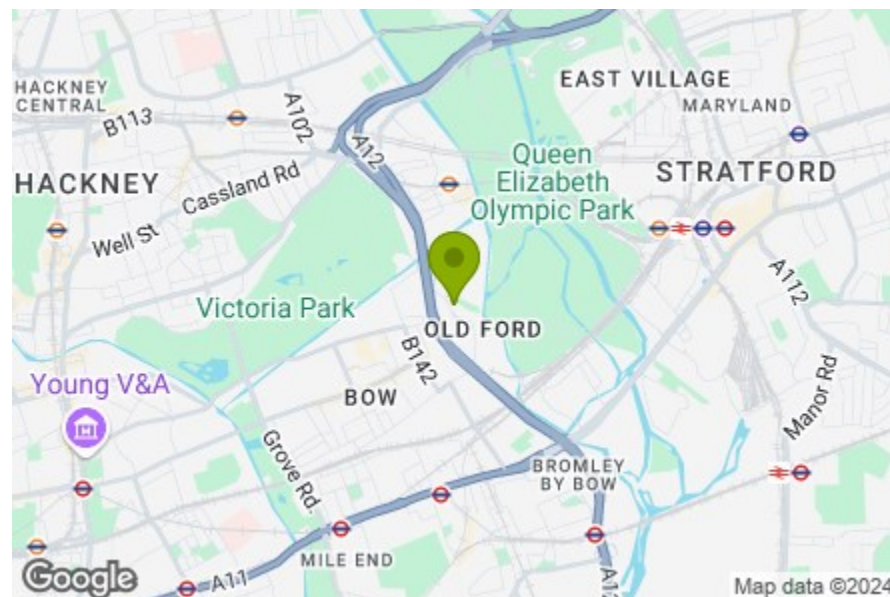


Total Area (Excluding Balcony): 82.7 m<sup>2</sup> ... 890 sq ft  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

- Hall
- Storage
- Kitchen/Lounge/Diner  
27'4" x 12'5"
- Bedroom  
13'8" x 8'11"
- Bedroom  
9'0" x 17'7"
- Ensuite  
9'0" x 4'7"
- Bathroom  
7'2" x 6'4"
- Balcony  
5'9" x 16'0"



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, FISH ISLAND, HACKNEY WICK Offers In Excess Of £625,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Fifth Floor
- South West Facing Balcony
- Just Under 900 sq.ft
- Beautifully Presented Throughout

This smartly presented, two bedroom, fifth floor apartment has a private balcony and is situated in the heart of Hackney's much loved Fish Island district. All just moments from lush, green Queen Elizabeth Olympic Park and Victoria Park.

Hackney Wick is half a mile from your door, for Overground services to Camden Town and Shepherd's Bush. Or ride one stop to Stratford and connect with Central, Elizabeth and Jubilee underground services or C2C, DLR and Greater Anglia trains.

REQUEST A VIEWING  
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**E18 & IG8**  
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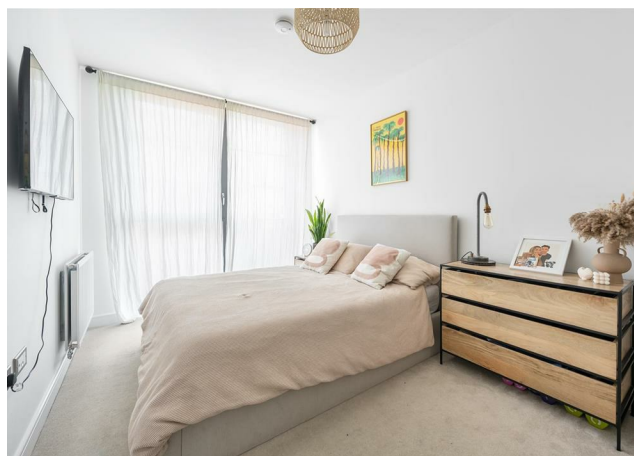
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#### IF YOU LIVED HERE...

Upon arrival, your enormous 340 square foot, open plan kitchen, lounge and diner sets an impressive standard, upheld throughout your new home. With dual aspect, floor to ceiling windows, there's no shortage of light, while shades of smoky grey kitchen cabinets blend seamlessly into integrated appliances, and the patio door from your reception area leads straight on to your private South West facing balcony. The perfect place to enjoy a chilled glass of wine and take in the rooftop, treetop and city skyline views.

Returning to your hallway, you'll find two integrated storage cupboards before you enter your principal bedroom. Here you have more of those bright floor to ceiling windows, a bespoke built in wardrobe and 160 square feet of space. There's also a gorgeous en suite bathroom, decked out in smooth, sandstone tilework and with a roomy walk in shower. Back in the hallway, you'll find your second generous double bedroom and another stylish, spacious bathroom, with more of that smooth sandstone tiling, a heated chrome towel rail and shower over the tub.

Fish Island is one of Hackney's most happening sweetspots and there's a huge variety of great eating and drinking establishments. Close to home we'd suggest wandering along the canal to have fun at Rule Zero, a gastropub with a focus on board games, live music and movies, or cross the footbridge and walk a little further to Barge East, where you can dine from the insides of a 120 year old Dutch barge on the river. Queen Elizabeth Olympic Park is right on your doorstep with a host of world class Olympic sports facilities, including swimming pools, athletics and cycling tracks. If you're cycling or looking to extend your walking route then head North into Lee Valley and the Walthamstow Wetlands.

#### WHAT ELSE?

- For a refreshing roasted blend, and a delicious vegetarian and vegan friendly menu, try out the Ethical Bean Company Coffee Shop, just a few minutes' walk away on Dace Road.
- In ten minutes on foot, you'll arrive at beautiful Victoria Park. A wonderful place to picnic on a sunny day or go boating on the West lake.
- Only a mile from your apartment is Bow Road station, where you can connect to the Circle, District and Hammersmith & City lines.



#### A WORD FROM THE OWNER...

"We've absolutely loved our time here. The flat is larger than average and has taller ceilings so feels super spacious. The view of central London from our balcony is an absolute dream, the sunset often lights up the inside of our flat. Location-wise, being on the edge of Hackney Wick has been perfect for us. We're just a few minutes walk from all the best that the area has to offer, including cafes, bars, restaurants and the canal. But at the same time, the location of our development is a lot quieter than all other developments in Hackney Wick, and so we're never disturbed by any noise. Heading in the other direction, we're a 5 minute walk from Roman Road, which is one of our favourite places in the area, with a variety of organic shops, supermarkets and cafes. We're a 10 minute walk from Victoria Park - our favourite park in London! Most Sundays we head to Victoria Park market for some food, and on Saturdays we walk 25 minutes down the canal to Broadway Market. In terms of transport, Hackney Wick & Pudding Mill Lane are both a 10 minute walk, Bow Road 15 minutes and Mile End 20-25 minutes. Between these 4 stations you can get anywhere in London pretty easily. "

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