



Kitchen/ Reception Room  
14'2" x 17'0"

Winter Garden  
11'8" x 4'2"

Bedroom  
11'8" x 12'4"

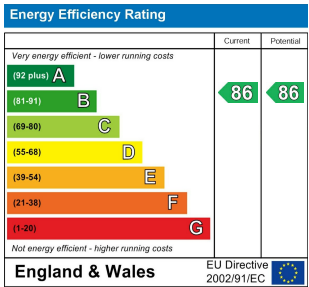
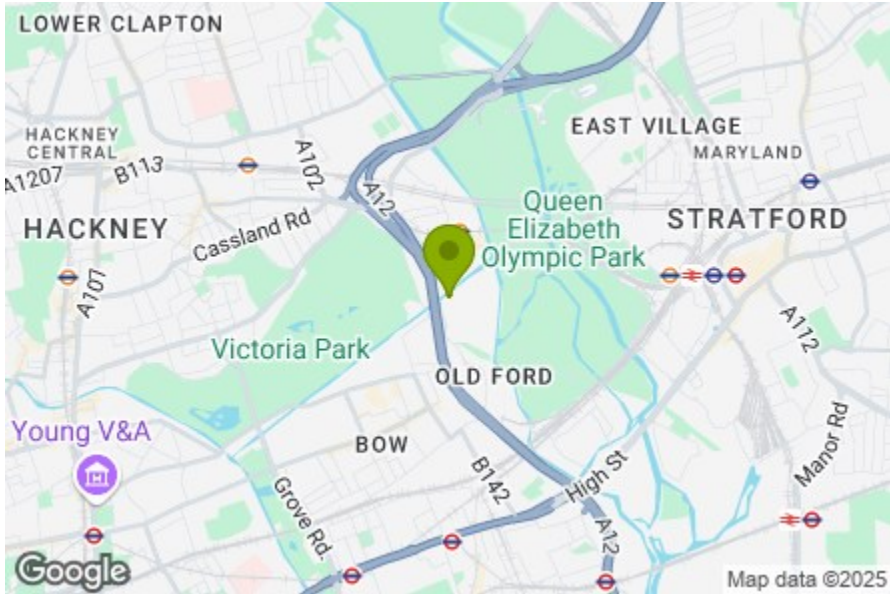
Storage  
4'6" x 6'8"

Bathroom  
6'9" x 6'11"

Second Floor

Total Area: 56.1 m² ... 603 ft²

All measurements are approximate and for display purposes only



## MONKWOOD WAY, HACKNEY WICK

Offers In Excess Of £475,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Property
- Beautifully Presented
- Canal Views
- Fish Island Location
- Moments from Hackney Wick
- Short Walk to Victoria Park
- Private Balcony
- Approx 603 Square Foot

Situated on the second floor of a modern development in Fish Island, which is nestled perfectly between Victoria Park and the Olympic Park, this one-bedroom apartment benefits from a stunning roof terrace with canal views and an internal 'winter garden', which could double up as an office space. The finish is immaculate throughout.

With a vibrant food and drink scene right on the apartment's doorstep, you won't have to venture far to find entertainment, but if you do have to travel further afield, Hackney Wick Overground is 13 minutes away, where trains run between Stratford and Highbury & Islington.

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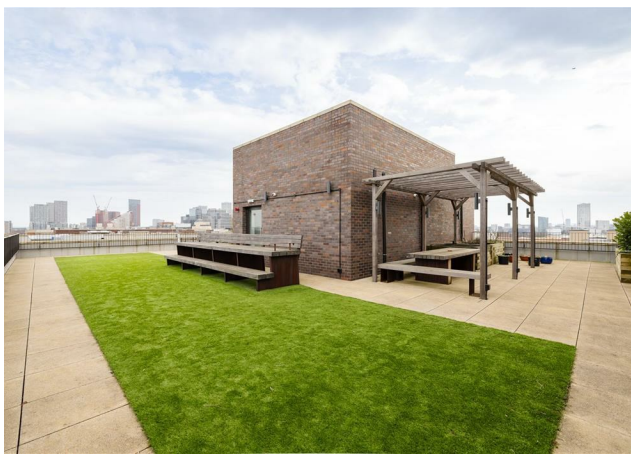
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#### IF YOU LIVED HERE...

Set on the second floor of a architecturally striking building, this is a home to enjoy from the moment you move in - all 603 square feet of it.

Your open plan kitchen/living area has been fantastically finished, with engineered parquet flooring sweeping the length and neutral decor. You'll love using the sleek units and integrated appliances in the kitchen area, and there's plenty of space for a dining table. The fact that you have in-built storage space in the hallway will be brilliantly convenient and you'll greatly appreciate the clever storage solutions throughout.

The bedroom is just as plush as the rest of the apartment with pristine decor and more in-built storage, you'll love the smart 'winter garden', which can be accessed here and from the living space. As well as offering stunning views and a weather-proof place to relax, it could also double up as a home office. The bathroom benefits from an over-tub shower, as well as more smart fittings.

For chance to get to know your neighbours, pop up to the communal terrace, which is big enough to ensure that you can also enjoy solitary time while taking

in the striking views.

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop and Howling Hops Brewery. 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. Westfield Stratford is just a short distance away for all sorts of conveniences.

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.
- You' can enjoy having the newly developed East Bank nearby, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A.
- Two things for the bucket list can be achieved within minutes while living here - a trip to ABBA Arena and/or a whizz down Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.



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

"Hackney Wick has a vibe like no other—creative, community-driven, and full of character. Whether you're into independent cafés, buzzing breweries, or just love being near green spaces, this East London gem has something for everyone. Weekends here are all about exploring the canal side bars, grabbing a bite at Broadway Market, or unwinding in Victoria Park, which is just a short walk away. If you're a runner, its scenic 5km loop is the perfect way to kickstart your weekend. If you've got a dog (or simply enjoy a good walk), the nearby green spaces really are ideal, and there's always a great spot to stop for a drink or a Sunday roast—whether it's Crate Brewery, Here East, or one of the many fantastic pubs in the area. We've absolutely loved our time here, and our home has been the perfect place to soak it all in. The apartment is in one of Fish Island's modern developments, featuring a fantastic communal rooftop terrace where we've enjoyed everything from summer drinks with friends to peaceful mornings with a coffee, watching the sun rise over East London. It's been more than just a home—it's been part of our Hackney Wick experience, and it will always hold a special place in our hearts."

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