

Kitchen/Lounge/Diner
15'9" x 22'6"

Balcony

Bedroom
7'5" x 11'7"

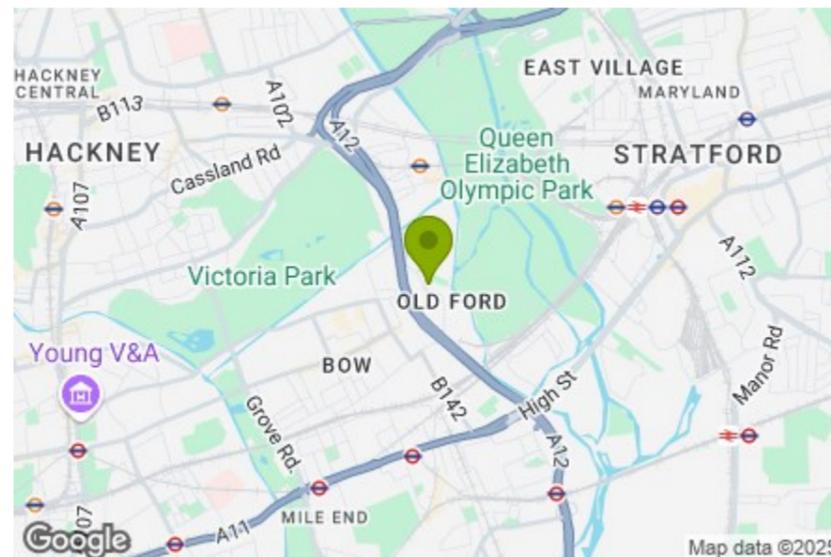
Bedroom
9'0" x 15'9"

Bathroom
7'3" x 6'6"

Storage

Total Area (Excluding Balcony): 62.1 m² ... 668 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		80	80
(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, BOW

Offers In Excess Of £525,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Open Plan Kitchen and Reception
- Corner Balcony
- Modern Bathroom
- Chain Free
- Set Between the Victoria and Olympic Parks

This stylish two-bedroom flat offers modern living in a prime East London location. The open-plan kitchen and reception area create a bright and sociable space and the private corner balcony provides an ideal spot to unwind. The modern bathroom is finished to a high standard, complementing the contemporary design. Set between the expansive Victoria Park and the vibrant Olympic Park, you'll have two of East London's most celebrated green spaces within easy reach and a thriving café culture. With excellent transport links and a variety of local amenities nearby, this flat is perfectly positioned for both city convenience and outdoor leisure. Offered chain-free, this property ensures a smooth and hassle-free purchase.

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IF YOU LIVED HERE...

Your home welcomes you with a bright and stylish entrance, where smooth grey laminate flooring creates a clean and contemporary feel. To the right, a deep storage cupboard provides a practical space for keeping everyday essentials neatly tucked away, while to the left, a conveniently placed bathroom enhances the home's functionality. The bathroom is thoughtfully designed with a combined shower and bath, a sleek wall-mounted toilet, and mirrored wall cabinets that add both style and storage. Soft neutral tones and tiled walls contribute to a calming atmosphere. Your main bedroom benefits from a tall southeast-facing window, creating a bright and airy ambiance. Soft carpeting underfoot enhances the sense of comfort, while the built-in mirrored wardrobe offers ample storage, maximising both space and convenience. The second bedroom continues the same stylish design and comfortably accommodates a double bed along with additional furniture, making it a versatile and well-proportioned space. The true highlight of this home is the expansive open-plan kitchen and living room. Floor-to-ceiling windows flood the space with natural light, while large sliding doors open directly onto your private balcony, creating a seamless indoor-outdoor flow. Southwest-facing windows ensure the room is bathed in

warm afternoon sun. The kitchen is fully equipped with built-in appliances, integrated for a modern finish. Decorated in elegant muted tones, it offers excellent storage solutions, including overhead cupboards that maximise space without compromising on style. When it's time to step out, a 10-minute walk takes you to the iconic Olympic Park, home to world-class sports facilities, scenic trails, and vibrant cafés. It's also just moments from Westfield Stratford City, where you can shop, dine, and enjoy a range of entertainment options. Even closer, Victoria Park—one of London's most treasured green spaces—features tranquil lakes, tree-lined paths, and open green spaces. A thriving café culture, regular farmers' markets, and seasonal events make it a lively hub for both relaxation and recreation.

WHAT ELSE?

Hackney Wick Station, just over a 10-minute walk away, provides Overground services to Stratford, Highbury & Islington, and beyond. Bow Road Station, around 20 minutes away, connects to the District and Hammersmith & City lines, ensuring seamless travel to central London. Nearby, multiple bus routes serve the area, providing frequent and reliable links to key destinations, making commuting and exploring the city effortless.



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

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