

Kitchen / Lounge / Diner
16'9" x 23'4"

Bathroom
6'6" x 7'3"

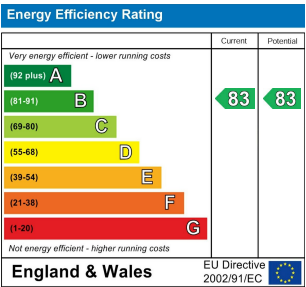
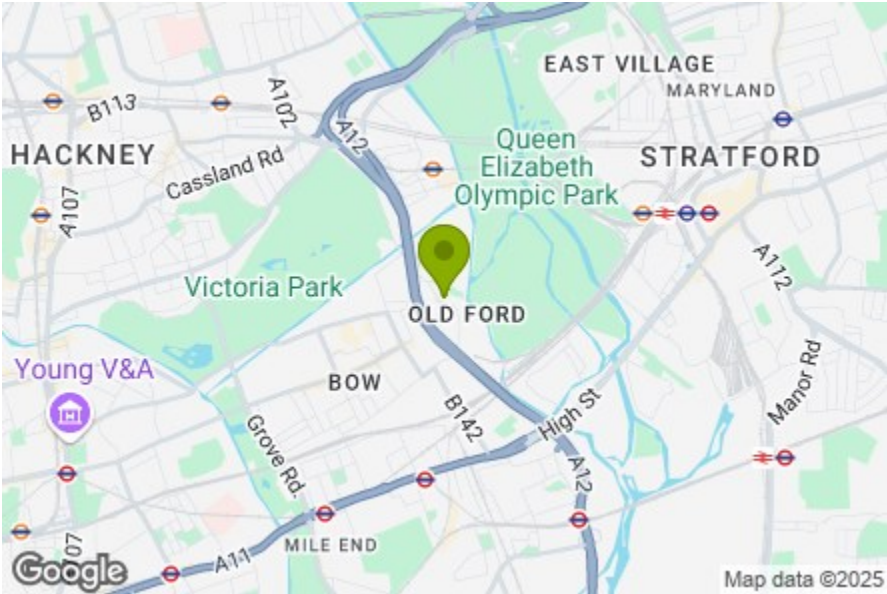
Bedroom
10'7" x 15'1"

Garden
24'9" x 8'3"

GROUND FLOOR

Total Area (Excluding Garden): 51.9 m² ... 559 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.



BUNDOCKS WALK, FISH ISLAND

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



Features:

- Beautifully Presented Large One Bedroom Apartment
- Private Front Garden
- Plenty of Natural Light
- Moments away from the Canal
- Short Walk to Hackney Wick Station
- Fish Island Location
- Approx 559 Square Feet
- Chain Free

Set in the heart of Fish Island, this beautifully presented one-bedroom apartment offers an impressive sense of space and light. Designed by award-winning architects dRMM—renowned for their innovative and sustainable approach—the development blends bold, contemporary design with everyday functionality. With its own private front garden and generous 559 square foot layout, the home is both stylish and practical. Large windows ensure every corner feels bright and welcoming, while the location places you just moments from the canal, perfect for peaceful walks or cycling routes. The development also benefits from secure cycle storage and houses a range of on-site amenities including a café, nail bars, a Pilates studio, and hairdressers, adding everyday convenience to the vibrant community feel. Hackney Wick Station is within easy reach, offering excellent transport links and a lively, creative neighbourhood to explore.

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IF YOU LIVED HERE...

Located within a smart contemporary development, this ground floor apartment pairs stylish design with everyday comfort. The setting feels calm and considered, with well-kept greenery and landscaped walkways framing the modern architecture and hinting at the lifestyle within.

Inside, a generous open-plan layout brings together cooking, dining and relaxing in one bright, welcoming space. The kitchen features glossy white cabinetry, integrated appliances and a sleek stone-effect backsplash, complemented by ambient under-cabinet lighting. Pale wood-style flooring adds warmth underfoot, while Crittall-style windows and a glazed door frame the outdoors and invite sunlight to flood in. There's ample space to define distinct dining and lounge zones, and a built-in cupboard tucked just off the main area provides handy storage.

The bathroom is finished in elegant grey tiling, with a fitted bath and overhead shower, mirrored cabinet, and wood-effect flooring that adds warmth and texture. Meanwhile, the bedroom feels peaceful and spacious, with a large window overlooking your own leafy outdoor retreat. Full-height bespoke fitted wardrobes stretch along one wall, offering generous storage while maintaining a sleek, streamlined look.

The private garden, accessed directly from the living area, stretches the full width of the home and is smartly laid out with paving and mature planting. Fully enclosed, it offers a tranquil slice of outside space that's low maintenance and ready to enjoy, perfect for alfresco dining, entertaining, or simply switching off.

Beyond your front door, you're perfectly placed to enjoy some of East London's most vibrant pockets of green space, culture, and community. Victoria Park is just minutes away, ideal for weekend strolls, morning runs, or laid-back afternoons by the lake, while the vast expanse of the Queen Elizabeth Olympic Park offers even more to explore, from landscaped gardens to riverside walks and world-class sports facilities.

Independent spots like the popular Ethical Bean Company and Bakery 4 bring a friendly local vibe to the area, serving up quality coffee, fresh bakes, and a warm welcome. You'll find no shortage of places to eat and unwind—Barge East, set aboard a historic Dutch barge, is a local favourite for riverside dining, while nearby Fish Island Village and Roman Road offer everything from impeccable dining to vintage finds and local produce. For a more extensive retail fix, Westfield Stratford is within easy reach, home to major brands, eateries and entertainment. Whether you're seeking green space, good coffee, or a buzzing market atmosphere, the surrounding area brings together the best of East London living.

WHAT ELSE?

When it comes to getting around, you're well connected. Hackney Wick station is within walking distance, offering quick links to Stratford and Highbury & Islington. Pudding Mill Lane is also nearby, making Canary Wharf and the City easily accessible. For access to the District and Hammersmith & City lines, Bow Road underground station is just a little further on. This Zone 2 location also makes commuting more efficient and affordable. When it's time to get your bike out of the secure on-site storage, you'll appreciate the direct access to the Greenway, Hackney's cycle super highway, ideal for fast, car-free travel across East London. Whether you're commuting or exploring the capital, transport options here make travel straightforward and flexible.



A WORD FROM THE OWNERS...

"We've absolutely loved living here over the past five years with our dog—it's a rare mix of space, style and community. The flat itself is bright, airy and unusually generous in size, with high ceilings and beautiful crittall-style windows that give it a real warehouse-meets-New York feel. It's also incredibly peaceful—once you're inside, you can't hear a thing. The location couldn't be better. You're less than five minutes from both the canal and Victoria Park, and surrounded by some of our favourite local spots—Inis, Lucia's and Darling's are all a stone's throw away. It's a super dog-friendly development with a lovely sense of community, and the front garden is such a gem. We feel very lucky to have it—especially in the evenings with a glass of wine. And if you're a West Ham season ticket holder (like my husband), the stadium is just down the road too!"

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