

Third Floor

Total Area: 55.3 m² ... 596 ft²
All measurements are approximate and for display purposes only

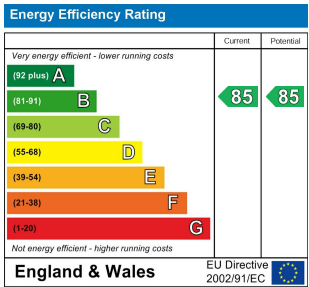
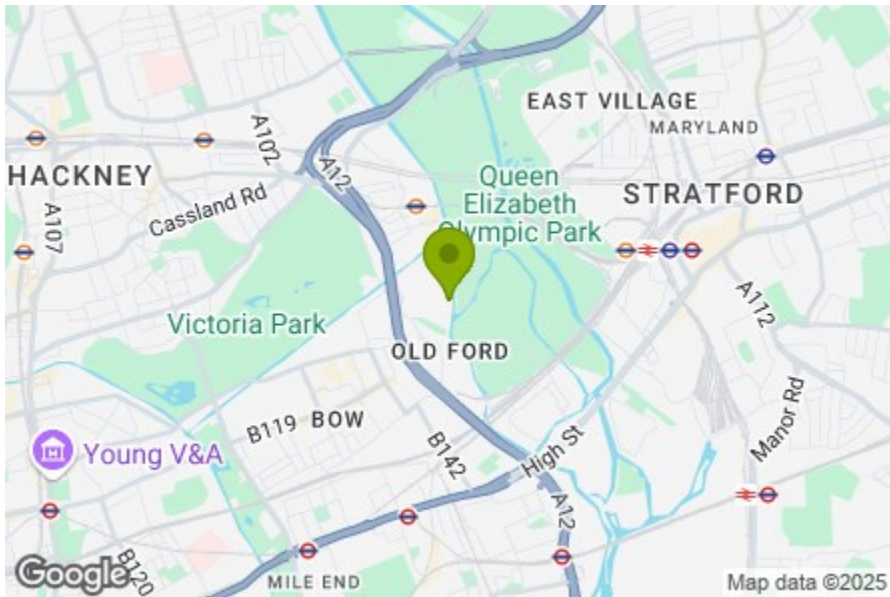
Kitchen / Dining / Reception Room

Bedroom
11'5" x 11'7"

Balcony
26'1" x 4'11"

Storage

Bathroom
6'9" x 6'9"



NAVIGATORS WALK, HACKNEY

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



Features:

- One Bedroom Apartment
- Beautifully Presented Throughout
- Ample Storage
- Third Floor
- Beautiful Canal Views
- Private Balcony

Situated on the third floor of a modern development in sought-after Fish Island—perfectly positioned between Victoria Park and the Queen Elizabeth Olympic Park—this beautifully finished one-bedroom apartment is bursting with natural light and offers ample storage throughout. A spacious private balcony extends the living space, ideal for relaxing or entertaining.

The local area boasts a dynamic food and drink scene just moments from your door. For journeys further afield, Hackney Wick station is just a 14-minute walk away, providing convenient connections to Stratford and Highbury & Islington.

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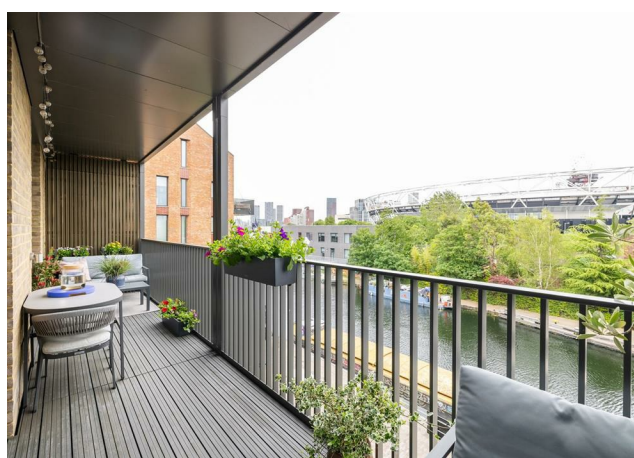
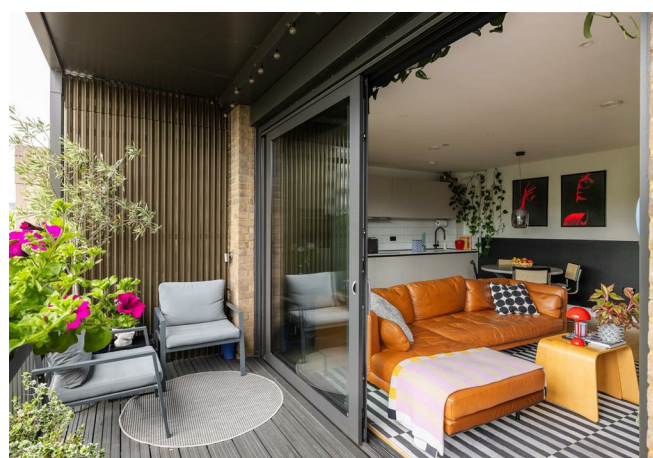
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IF YOU LIVED HERE...

Thanks to its canal views and generous natural light, this nearly 600 sq ft one-bedroom apartment offers an exceptional sense of space. Thoughtful décor and stylish fittings create a calm, contemporary atmosphere—just moments from the buzz of one of East London's most vibrant neighbourhoods with the added benefit of on-site bike storage, ideal for urban living.

Whether you're working from home or entertaining guests, the spacious open-plan kitchen and reception area is perfectly suited to modern living. Light pours in through large balcony doors, enhancing the seamless flow of the room. The sleek, well-designed kitchen is as practical as it is elegant, and there's plenty of space for dining and relaxing. In warmer months, the private balcony becomes a natural extension of your living space.

The bedroom continues the apartment's high standard, featuring soft carpeting, bespoke built-in storage, and direct access to the balcony. Across the hallway—where you'll find even more integrated storage—the bathroom is finished to a pristine standard, with floor-to-ceiling tiles and an over-bath shower.

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 pizza and beer/wine.
- 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 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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