

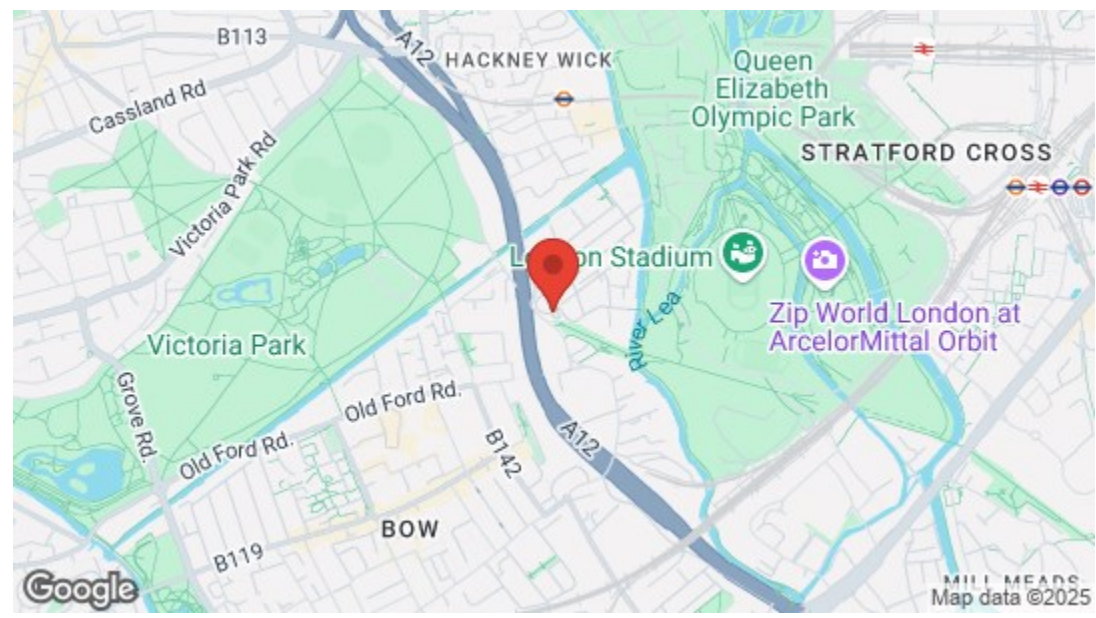


First Floor



Total Area: 78.0 m<sup>2</sup> ... 839 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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	



Dace Road, Hackney  
£3,000  
2 bed, Flat



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Features

- Please Note, Photos Shown Are of a Similar Flat In The Building. Layout may vary slightly
- Brand New Development
- Luxury 2 Bedroom Apartment
- 2 Bathroom
- Large Terrace Overlooking The River Lea
- Sought After Location
- Cafes, Restaurants and Bars Nearby
- Close To Victoria Park

This bright and generously proportioned two bedroom, two bathroom balcony apartment is part of Lock View House, a modern canalside block in ever evolving Fish Island. You've got over 750 square feet of beautifully appointed living space.

Flooded with light and full of thoughtful touches, this is a stylish, low-maintenance home in one of East London's most exciting waterside neighbourhoods.

\*Please note, photos shown are of a similar flat in the building. Layout may vary slightly\*



- WHAT ELSE?
- London Stadium is on your doorstep, with a wide range of sporting and events for to dash out and catch.
  - There's plenty of extra, substantial storage in the hallway. An always welcome bonus in London apartment living.
  - You've got a huge variety of new bars and restaurants to explore within an easy stroll, but the burgers at Two More years, just three minutes away from your new front door, are well worth checking out.









## ➡ IF YOU LIVED HERE...

You'll enter for a broad hallway with clean lines, neutral tones and sleek engineered timber underfoot. The open-plan living area and kitchen totals more than 300 square feet. Light, airy and ideal for entertaining. A sleek crisp grey kitchen suite runs along one wall, with integrated appliances, glossy cabinets and wraparound worktops. Elsewhere, French doors opens onto your substantial south facing balcony. Timber decked and more than twenty feet, it's perfect for summer evenings and potted greenery.

Your principal sleeper is a generous double with floor to ceiling windows and a pristine en suite shower room, bright and pristine in flawless white metro tiles. The second bedroom is another bright double, while across the hall you have your family bathroom. This is another sleek affair with a full sized tub below a rainfall shower, all finished, as throughout, to a clean, contemporary spec.

Your new home sits in the heart of Fish Island, Hackney's former warehouse district home to some truly impressive heritage architecture. You're just a short stroll from the overground rail connections of Hackney Wick, with trains running from Stratford to Richmond. The cultural centrepiece of Queen Elizabeth Olympic Park is practically on your doorstep, while legendary Victoria Park with its famous boating lake is less than ten minutes away.

