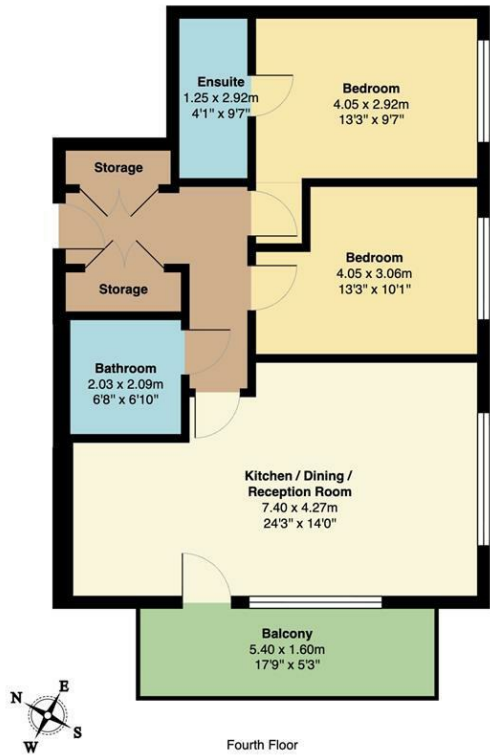




Total Area: 74.1 m² ... 797 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room
24'3" x 14'0"

Bedroom
13'3" x 10'0"

Bedroom
13'3" x 9'6"

Ensuite
4'1" x 9'6"

Bathroom
6'7" x 6'10"

Balcony
17'8" x 5'2"

Storage

Storage



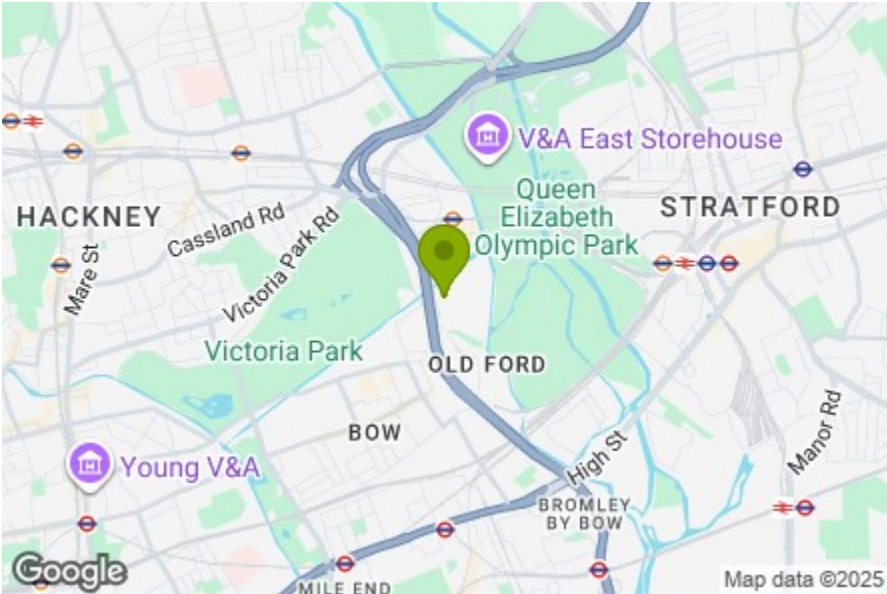
REMUS ROAD, SMOKEHOUSE, FISH ISLAND,
Guide Price £600,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Property
- Private South-West Facing Balcony
- Fourth Floor of Building
- Beautifully Presented Throughout
- Fish Island Location
- Short Walk to Hackney Wick Station
- Moments from Victoria Park
- Duel Aspect Windows
- Rooftop Garden, Gym, and Concierge
- Chain Free

An extremely smart two-bedroom, spacious, two-bathroom, balcony apartment, set on the fourth floor of a desirable five-story development in Hackney Wick's sought-after Fish Island. Spanning 797 sq ft, it's filled with an abundance of light and flawlessly finished throughout. There's also access to shared landscaped rooftop gardens and a lush, communal courtyard, secure bike storage and an in-house gym. You're just moments from Victoria Park, along with the Queen Elizabeth Olympic Park nearby where you can visit the VeloPark, Wetlands Walk or Westfield Shopping Centre. Additionally, there are a host of transport links, including Hackney Wick Station and Stratford which offers easy access to the City and beyond (Jubilee, Central & Elizabeth lines and DLR). In your immediate neighbourhood, you'll find a vibrant mix of canal-side bars, restaurants, and independent cafés. With the cultural energy of East London all around, this is a fantastic home base for work, play, or simply relaxing.



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		

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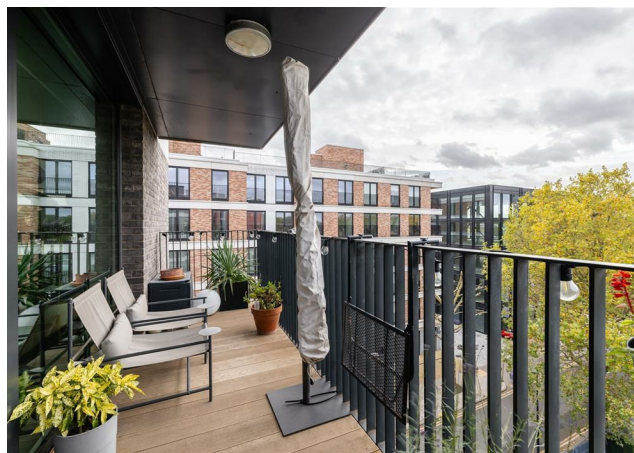
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IF YOU LIVED HERE...

With secure entry, 24-hour concierge, and lift access, this well-designed apartment offers an impressive balance of security, space, and style all wrapped in clean lines, clever details, and a calm contemporary finish. Set apart from the other units, it provides a more private and secluded space. From the moment you step inside, practicality meets design: large storage cupboards sit to your left and right, perfect for coats, shoes, and daily essentials. Practical, large-scale tiled flooring runs from the hallway through every room, while soft French Grey walls create a consistent, serene atmosphere that ties the living spaces together beautifully. The main bathroom features a bath and shower combination with a chic chevron-tiled feature wall, giving the space a refined, spa-like quality. The first double bedroom is bright and peaceful, with floor-to-ceiling windows letting in soft morning light thanks to its southeast-facing aspect. A built-in double wardrobe and sleek en-suite complete with a walk-in shower add effortless functionality and mirror the clean, high-quality finish of the main bathroom. The second double bedroom enjoys the same light-filled aspect and a large bespoke fitted wardrobe. At the heart of the home lies the glorious open-plan living space, naturally divided into cooking, dining, and relaxing zones without losing its flow. The kitchen, recessed in a U-shape, offers plenty of base and wall cabinetry along with

high-quality integrated appliances, a good-looking and easy-to-use space. Large double aspect floor-to-ceiling windows with bespoke Italian blinds flood the space with natural light, and from here you can step out onto your south-facing private balcony. With wooden decking and full cover overhead, it's a perfect spot for coffee, conversation, or a few quiet minutes of fresh air in any season. The simple metal balustrade keeps the view open and unobstructed. Residents also benefit from access to a private internal courtyard filled with greenery and a shared roof terrace, a rare opportunity to connect with neighbours in a peaceful setting. Designed with care and built for real living, this home offers the ideal blend of comfort and sophistication, whether you're hosting, unwinding, or simply enjoying a bit of space to call your own.

WHAT ELSE?

Fish Island is now home to an ever-evolving range of bars and restaurants. Barge East is a 120-year-old barge and award-winning fine dining moored up just ten minutes away on the River Lea. The tranquil Queen Elizabeth Olympic Park, is just a five-minute stroll from your new home. The equally grand Victoria Park is just as close in the other direction, where the Sunday food market is a must when you need a pit-stop. Westfield - the largest shopping mall in Europe, is only 20 minutes on foot



A WORD FROM THE OWNER...

Fish Island is a vibrant, creative, and inclusive community. The multicultural spirit here shines through in the diverse range of cafés, restaurants, shops, and bars. From speciality coffee spots and the Italian bakery just next door to beautiful parks and contemporary art galleries, Hackney Wick truly has something for everyone. Weekends at Victoria Park or Broadway Market buzz with energy, international flavours, and local artisan creations. For dog lovers, Victoria Park is right on the doorstep and hosts the popular All Points East Festival annually. The nearby marshes are perfect for afternoon strolls or weekend adventures with your furry friends. While you're there, you can also enjoy a Sunday roast by the River Lea at the Princess of Wales, brunch at Here East, or pizza and local beer at Crate Brewery. Properties in the area vary from characterful Victorian and Georgian houses to charming red-brick blocks and beautifully designed modern developments with shared roof terraces. I've truly loved living in Hackney Wick, and it holds a very special place in my heart.

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