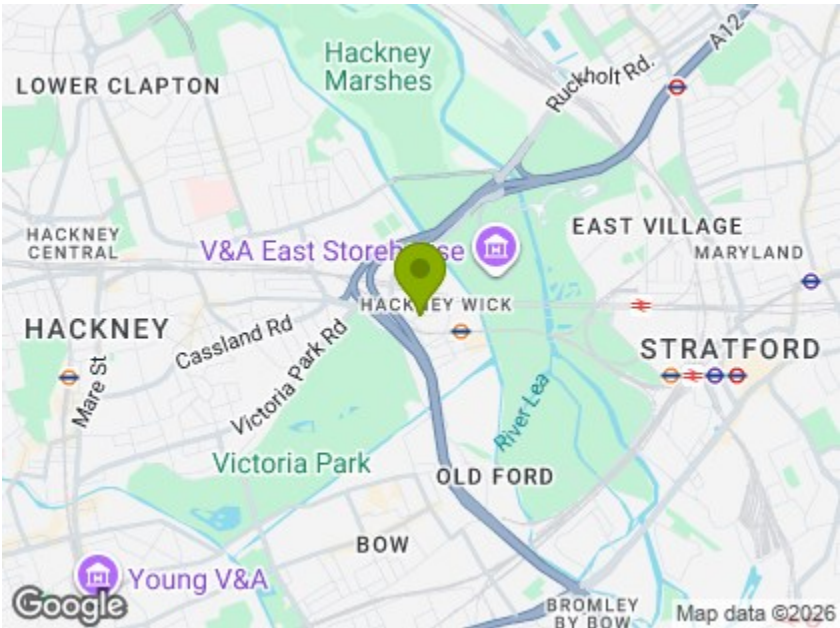


Total Area: 84.3 m² ... 907 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
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	



FELSTEAD STREET, HACKNEY

£3,500 Per Calendar Month
2 Bed Flat



Features:

- Short Let
- Split Level Two Double Bedroom Apartment
- Two Balconies; East & West Facing
- Open Plan Living Area
- Filled With Natural Light
- Moments From Coffee Shops, Restaurants and Bars
- Victoria and Olympic Park Closeby
- Bills and Wi-Fi Included

Set within the sixth and seventh floors of a modern block, this epicly designed two double-bedroom split level apartment has much going for it, including two private balconies, an open plan living area and plenty of storage, not to mention the immaculate finish throughout.

Surrounded by Hackney Wick's vibrant food and drink scene, you won't have to venture far to find entertainment, but if you do have to travel further afield, Hackney Wick station is a short stroll away, where Overground trains run between Stratford and Highbury and Islington.

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E4 & N17
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E17 & E10
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IF YOU LIVE HERE...

Situated on what's been dubbed "the hippest strip in Hackney Wick" thanks to its buzzing food and drink scene, this penthouse-style home puts you right in the heart of it all...

Your open-plan kitchen and living space is bathed in natural light, with engineered flooring running the length of the room and plenty of space to dine, work and unwind. The kitchen is neatly tucked to one side, still benefiting from the full flow of light, and fitted with sleek units and contemporary appliances, making cooking as enjoyable as entertaining.

One of the standout perks here is having two balconies - one east-facing, one west-facing - perfect for sunrise coffees and

sunset drinks. From the sixth floor, the views stretch across London, and that hight brings a welcome touch of year-round warmth and energy efficiency too.

The first of two bedrooms sits on this level, alongside a smart, modern bathroom. Head upstairs to the seventh floor and you'll find your second bedroom, complete with built-in storage and yet more striking views.

As for beyond, 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.



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 as well as beers.
- 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 East Storehouse. You're also strolling distance from the ABBA Arena and Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.

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