

Seventh Floor  
Total Area: 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

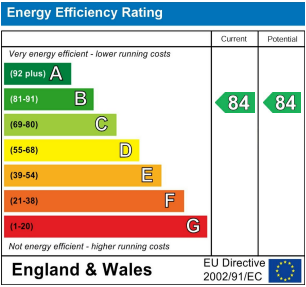
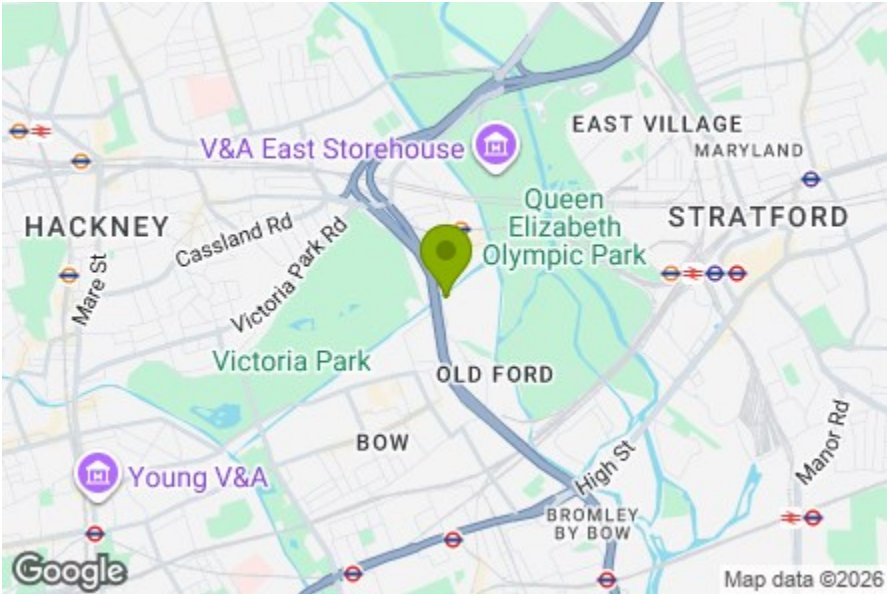
Kitchen / Dining / Reception Room  
10'1" x 27'1"

Winter Garden  
10'1" x 4'6"

Bathroom  
5'11" x 8'11"

Bedroom  
8'7" x 13'5"

Bedroom  
8'2" x 13'5"



## MONKWOOD WAY, HACKNEY

Offers In Excess Of £600,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Moments Away from Hackney Wick Station
- 7th floor
- Lots of Natural Light
- Over 750 sq.ft
- Communal Roof Terrace
- Concierge
- Residents' Gym

Set on the seventh floor, this contemporary two-bedroom apartment enjoys an open outlook and an internal footprint of approximately 750 square feet. The layout feels beautifully proportioned, with natural light reaching across the home and enhancing the sense of openness throughout. Hackney Wick overground station is just a short walk away, offering convenient connections across East London and beyond. Residents also have access to a communal roof terrace, adding a welcome outdoor dimension to the building. With its modern feel, appealing proportions and well-placed setting, this home offers a comfortable and well-connected place to live.

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#### IF YOU LIVED HERE...

Within a striking canal-side building, the approach immediately makes an impression. Tall arched glazing and warm brickwork give the exterior a confident architectural presence that feels modern and distinctive. Inside, the ground-floor entrance opens into a light-filled lobby with clean lines and a strong sense of arrival, hinting at the home above.

Positioned on the seventh floor, the apartment unfolds from a spacious entrance hallway, where herringbone flooring runs underfoot and built-in storage cupboards are neatly incorporated. From here, the living accommodation opens into a carefully arranged kitchen, dining and reception room, where each area connects naturally without losing its own identity. Contemporary cabinetry in contrasting tones anchors the kitchen, sitting comfortably alongside a defined dining area and a relaxed reception zone beyond. Large windows draw in generous daylight, while glazed doors lead through to the winter garden, an enclosed extension that lends itself equally well to reading, working or simply pausing for a moment.

The main bedroom enjoys dual aspect windows, allowing daylight to move through the room across the day, enhancing the soft, neutral palette and balanced proportions. A built-in wardrobe is seamlessly incorporated, keeping the room feeling calm and cohesive. The second bedroom is equally inviting, with flexible proportions that adapt well to different uses. Completing the interior is a stylish bathroom finished in gentle tones, with clean-lined tiling and a bath with overhead shower

arranged in a serene, spa-like layout.

Above it all, the roof terrace offers an uplifting outdoor retreat, with a mix of paved seating areas and a central lawn set against wide skyline views, providing a quietly appealing place to step away from the city below.

Located within the popular Fish Island and Hackney Wick neighbourhood, the surrounding area blends creative energy with waterside calm. Local favourites such as Ethical Bean Company for coffee and brunch, Crate Brewery & Pizzeria for stone-baked pizzas and locally brewed beer, and GROW Hackney for live music and events give the area its distinctive character. In one direction, Victoria Park offers open green space, a well-loved weekend market and relaxed café spots, while in the other, Queen Elizabeth Olympic Park provides expansive landscapes, riverside paths and year-round attractions, creating a setting that feels both dynamic and easy to enjoy day to day.

**WHAT ELSE?**

Hackney Wick station is reached in around 15 minutes on foot, providing regular connections across East London and beyond. For cyclists, The Greenway offers a well-used, traffic-free route running nearby, ideal for easy journeys through the city and out towards wider green spaces, making both commuting and weekend exploring feel straightforward and well connected.



#### A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI  
HACKNEY BRANCH MANAGER

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