



Berkshire Road, London, E9

Guide Price £465,000

Stunning one-bedroom apartment with a private balcony

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- One-bedroom
- Private balcony
- Communal roof terrace
- Lift access
- Secure video entry

Positioned on the first floor of a popular modern development, this exceptional one-bedroom apartment is bright and spacious throughout and benefits from a private balcony.

The current owners have maintained the apartment to a very high standard, and it boasts wooden flooring throughout and a well-planned layout. A welcoming entrance hall provides excellent storage, leading to a beautifully appointed bathroom, a generous double bedroom, and a spectacular open-plan kitchen/living space. The kitchen is finished with quartz worktops, while floor-to-ceiling Crittall windows flood the room with light and open onto a private south-west-facing balcony.

Residents also enjoy access to a communal roof terrace and the benefit of a secure video entry system.

The Hatch Building sits in the very heart of Hackney Wick, moments from its vibrant mix of bars, cafés, and restaurants, while the green expanse of Victoria Park is just a short stroll away. The Queen Elizabeth Olympic Park is also nearby, offering the VeloPark, Wetlands Walk, and Westfield Stratford City. Transport connections are superb, with Hackney Wick Station only two minutes away and Stratford providing swift links into the City and beyond.





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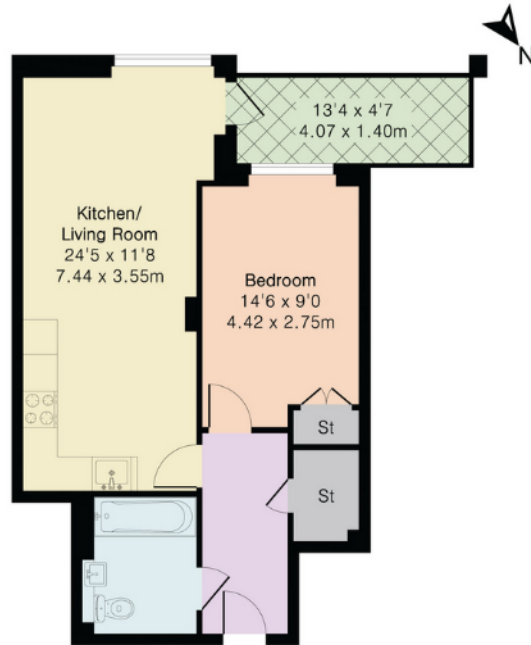
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533 sq ft



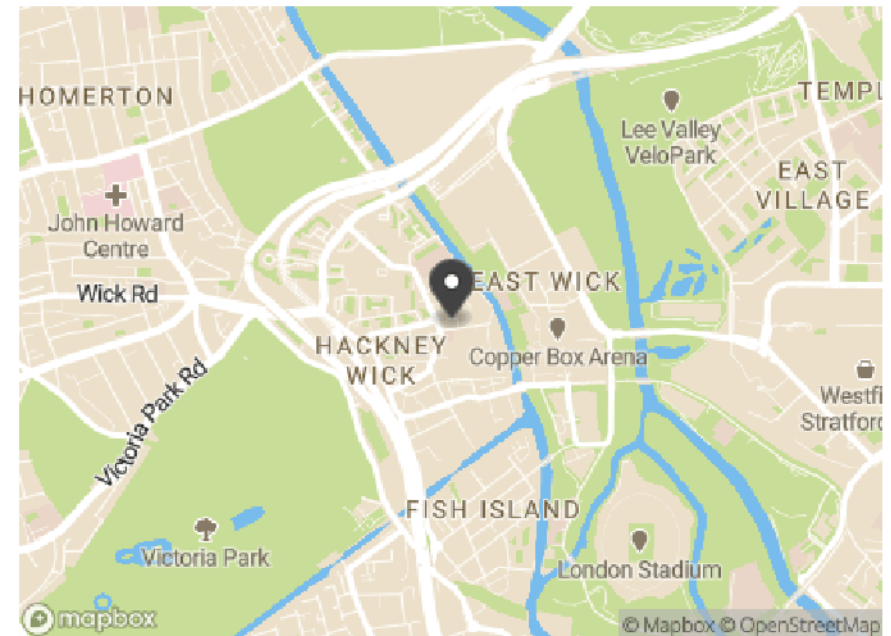
Approximate Gross Internal Area 533 sq ft - 49 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	81	81
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
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