£375,000 Leasehold
The Distillery Building, Hart Yard
London, E3 2AL

PROPERTY SUMMARY

A beautifully presented one-bedroom, third-floor apartment offering approximately 540 sq ft of stylish and well-proportioned accommodation, complemented by a private south-facing balcony. The property is presented in immaculate, move-in-ready condition and benefits from excellent natural light throughout the day. The accommodation comprises a generous open-plan kitchen, living and dining area with modern fitted kitchen and integrated appliances, opening directly onto the private balcony. The large double bedroom features fitted wardrobes and a south-facing window, while the contemporary bathroom completes the accommodation. Further benefits include the relatively low service charge, with the annual ground rent of £2,009.16 included within the service charge. An ideal home for a professional individual or couple seeking contemporary London living.

Located in the vibrant and increasingly popular Fish Island and Hackney Wick area, the property is surrounded by independent cafés, restaurants, bars, breweries and creative spaces, alongside the area's distinctive waterways and industrial heritage. Queen Elizabeth Olympic Park is close by, offering extensive green space, walking and cycling routes, while Victoria Park is also within easy reach. Hackney Wick Overground station is a short walk away, providing excellent connections across East London, with Stratford nearby offering the Elizabeth, Jubilee and Central lines, National Rail and access to Stratford International. Westfield Stratford City is also close at hand, providing an extensive choice of shopping, dining, entertainment and leisure facilities. Combining stylish accommodation with excellent transport links, green spaces and a thriving local scene, this apartment offers an attractive opportunity for modern East London living.

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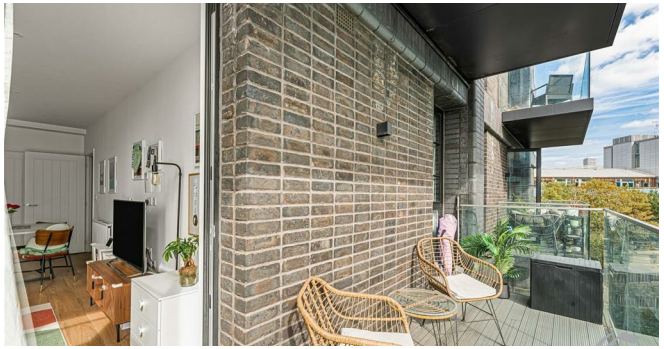
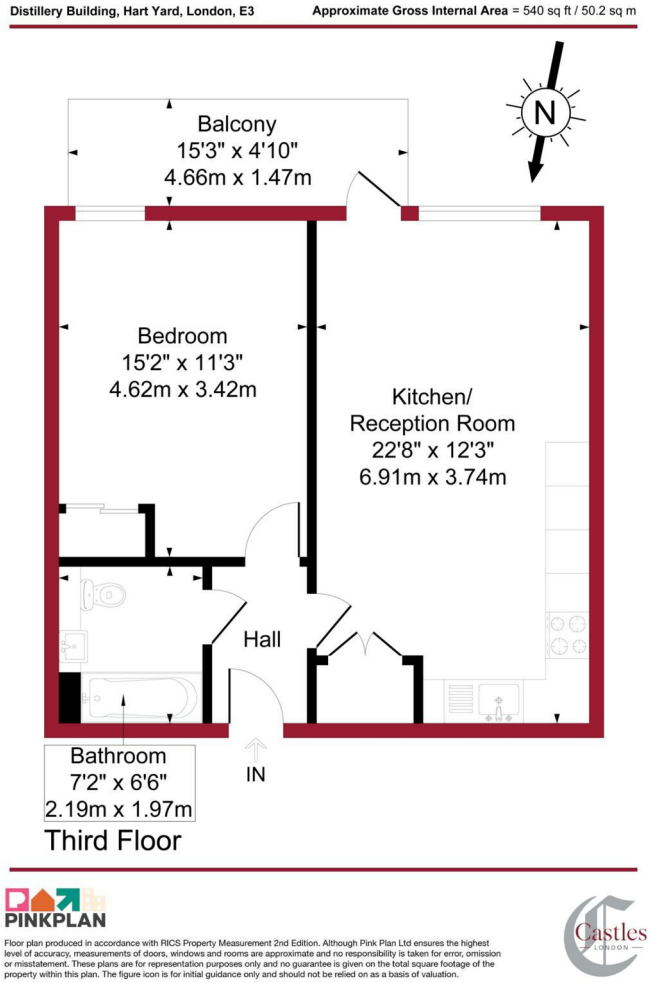
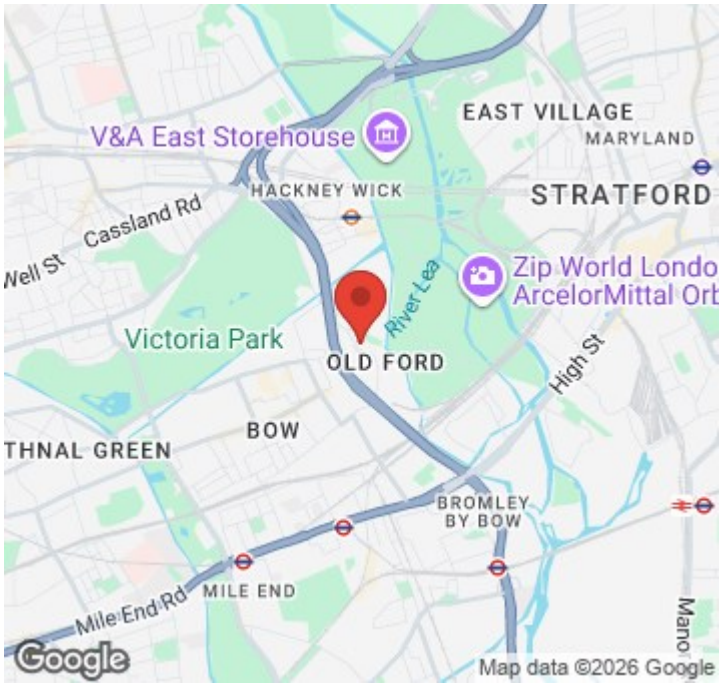




Transport
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure
A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office
If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



Flat

Leasehold

Council: Hackney

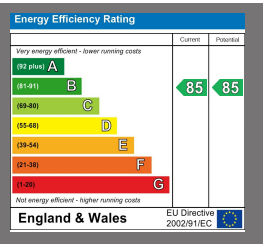
Council Tax Band: C

Lease Remaining: 95 years

Service Charge: £2,009.16 pa

Ground Rent: inc.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
44 Lower Clapton Road
Hackney
London
E5 0RN

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