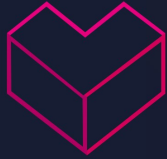


LOVE LIVING



72 Smeed Road, London, E3 2TF

£575,000





72 Smeed Road

London, E3 2TF

- Open plan kitchen and living room
- Private Balcony
- Two Bedrooms
- Floor to Ceiling windows
- Communal courtyard
- Hackney Wick location
- Two Bathrooms
- Great storage

The Home-

A stylish two-bedroom first-floor apartment on Smeed Road, with a generous open-plan living space, two bathrooms and the rare bonus of both a private balcony and a long patio all in the heart of Fish Island. The practical design flows logically from the entrance through communal spaces to private quarters. Located in vibrant Hackney Wick between Victoria Park and the River Lee, the area has transformed with cultural investment, boasting excellent independent restaurants, bars, and breweries like Cornerstone, Silo, Crate Brewery, and the Breakfast Club, alongside nearby Here East campus and The Yard theatre. Victoria Park is a short walk away, surrounded by popular pubs and Victoria Park Village's quality shops and eateries. The property is just a short walk from Hackney Wick Overground station, providing quick connections to Highbury & Islington and Stratford International.

£575,000



The Indoors

The heart of the home is a large, light open-plan reception and kitchen that really works as one sociable space. Wood floors run through, with a comfortable living area at one end opening straight onto the balcony through full-height glass doors. The kitchen is well fitted, with white units, a warm tiled splashback, integrated appliances and a central island with seating plenty of room for everyday cooking and for friends to gather. A dining table sits easily alongside, so the whole room feels like one easy flow from sofa to supper. There are two well-sized bedrooms. One is a calm, bright room with built-in storage and space for a desk; the other has full-height glazing and its own access out to the balcony, so it feels connected to the outside. Both bathrooms are modern and well finished one with a walk-in shower, the other with a bath and shower so mornings don't have to be a scramble.

The Outdoors





This is where the flat really stands out. A private patio runs along the front of the apartment a long, usable outdoor room with space for a dining table, lounge seating, plants and screening. It feels tucked into the development's planted courtyard rather than perched over the street. There is also a balcony off the living space and second bedroom, with room for a couple of chairs and a view of trees and neighbouring buildings. The wider development has a landscaped communal courtyard with seating and planting, so there is greenery on the doorstep even when you step beyond your own terrace.

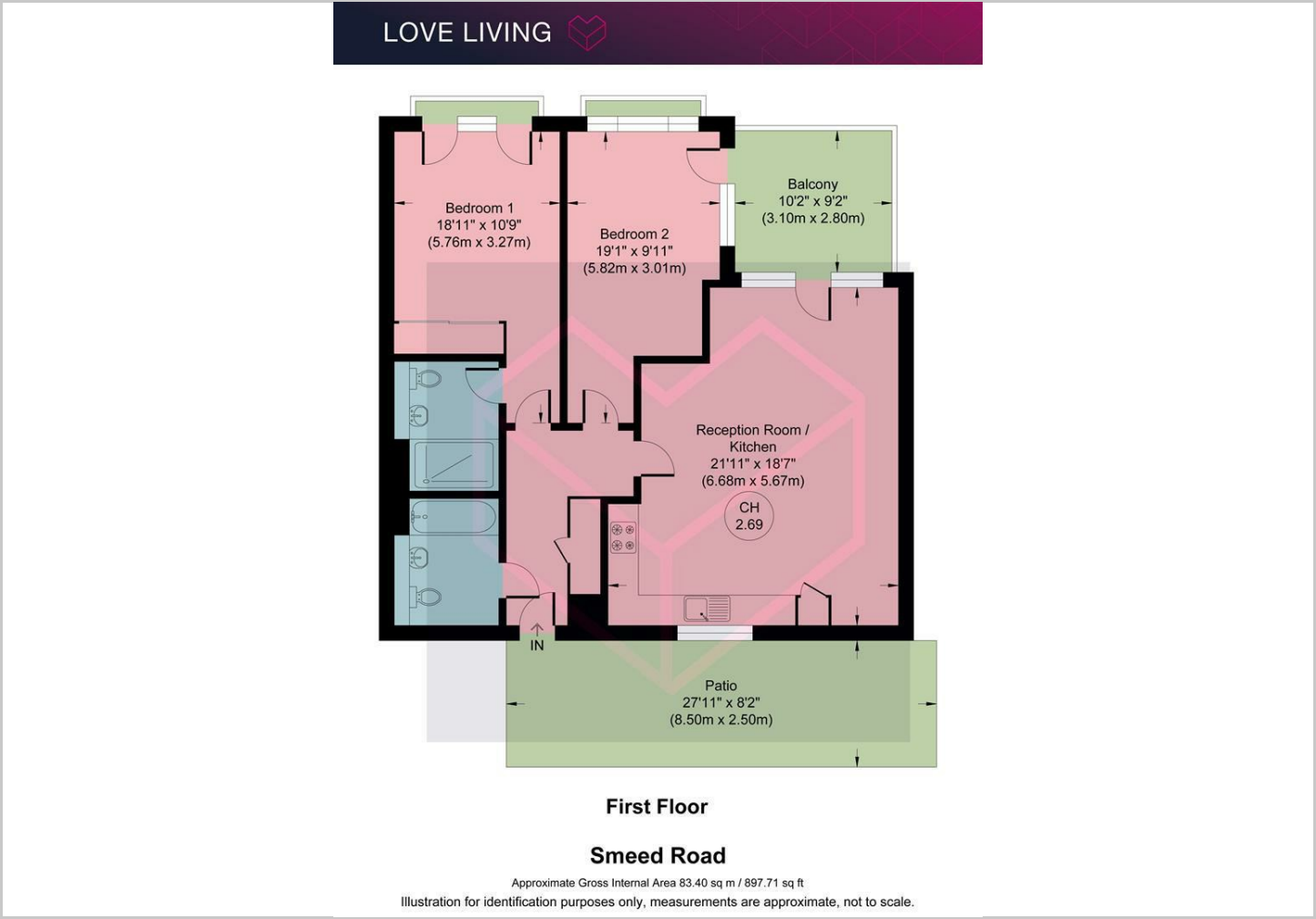
Loving the Location

Smeed Road sits in Fish Island, just a short walk from Hackney Wick Overground and the canal. This is one of East London's most distinctive pockets, warehouses, studios, independent cafés, breweries and the towpath all close by, with Queen Elizabeth Olympic Park and Victoria Park within easy reach. Hackney Wick station puts Stratford, the Elizabeth line and the rest of the Overground network on your doorstep, while Pudding Mill Lane DLR is handy for Canary Wharf. Westfield Stratford is a short hop away when you need it, but the everyday life here is more about the canal, the park and the neighbourhood's own food and drink scene.





Floor Plans



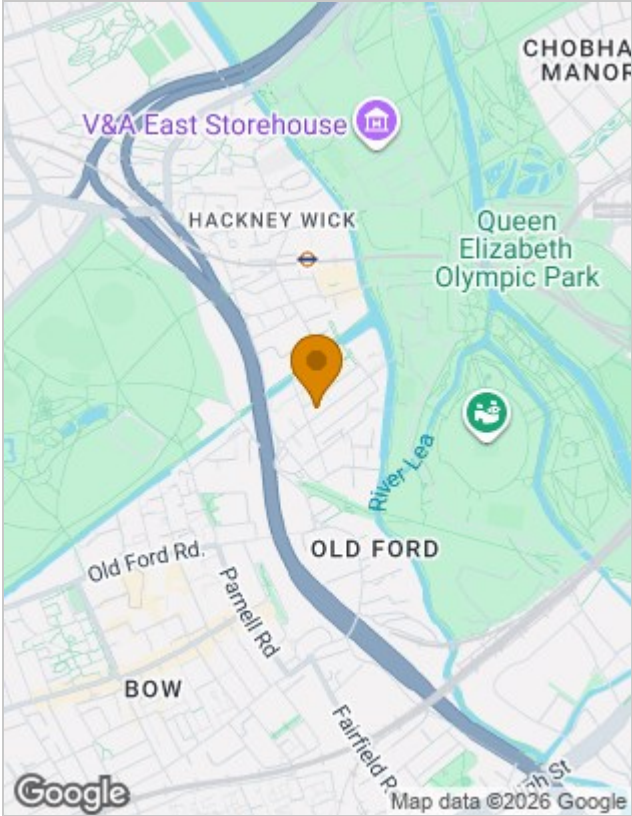
Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

