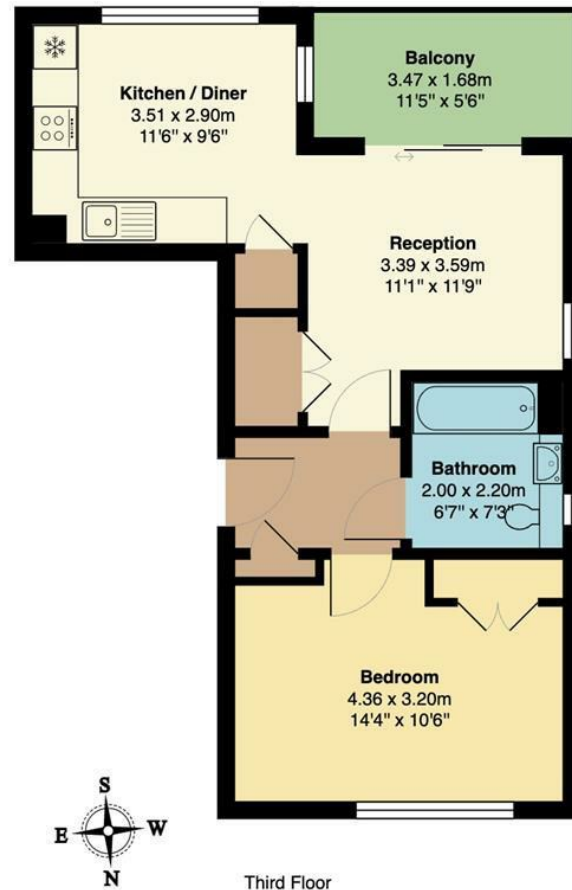
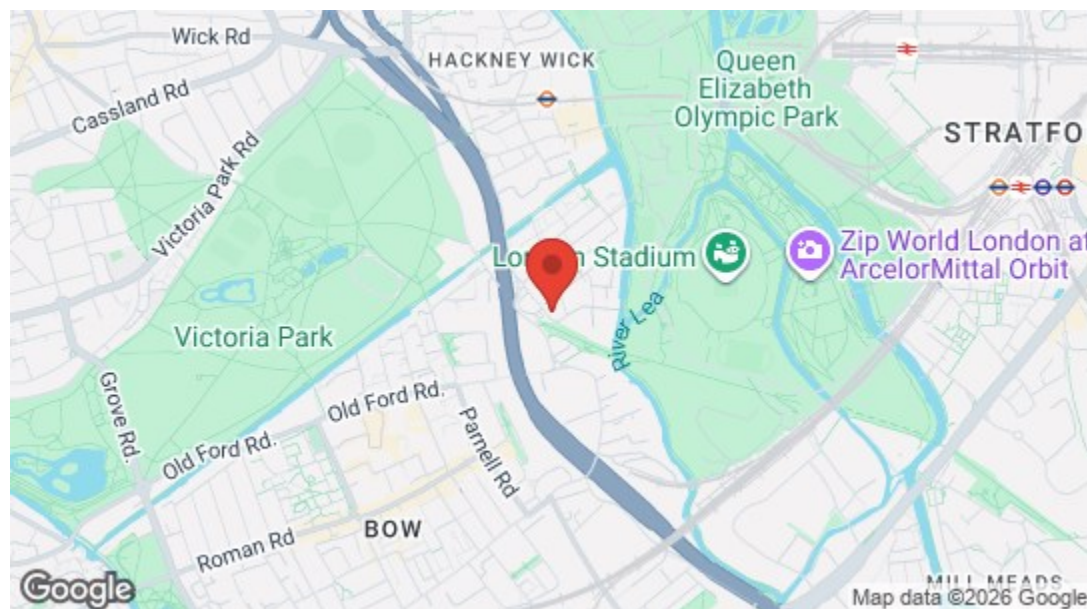




Dace Road, Hackney  
£2,350 Per Month  
1 bed, Flat



Total Area: 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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 |           |



**→ E17 Office**  
236 Hoe Street  
E17 3AY  
0203 397 9797  
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## Features

- Please Note, Photos Shown Are of a Similar Show Flat In The Building. Layout may vary.
- Brand New Luxury Apartment
- Spacious One Bed
- Balcony Overlooking The River Lea
- Sought After Location
- Cafes, Restaurants, Bars Neabry
- Walking Distance To Victoria Park



A stylish one bedroom apartment with a large private terrace, on the first floor of Lock View House, a designer canalside development. You're moments from the green expanse of Victoria Park, and just fifteen minutes on foot from Hackney Wick station.

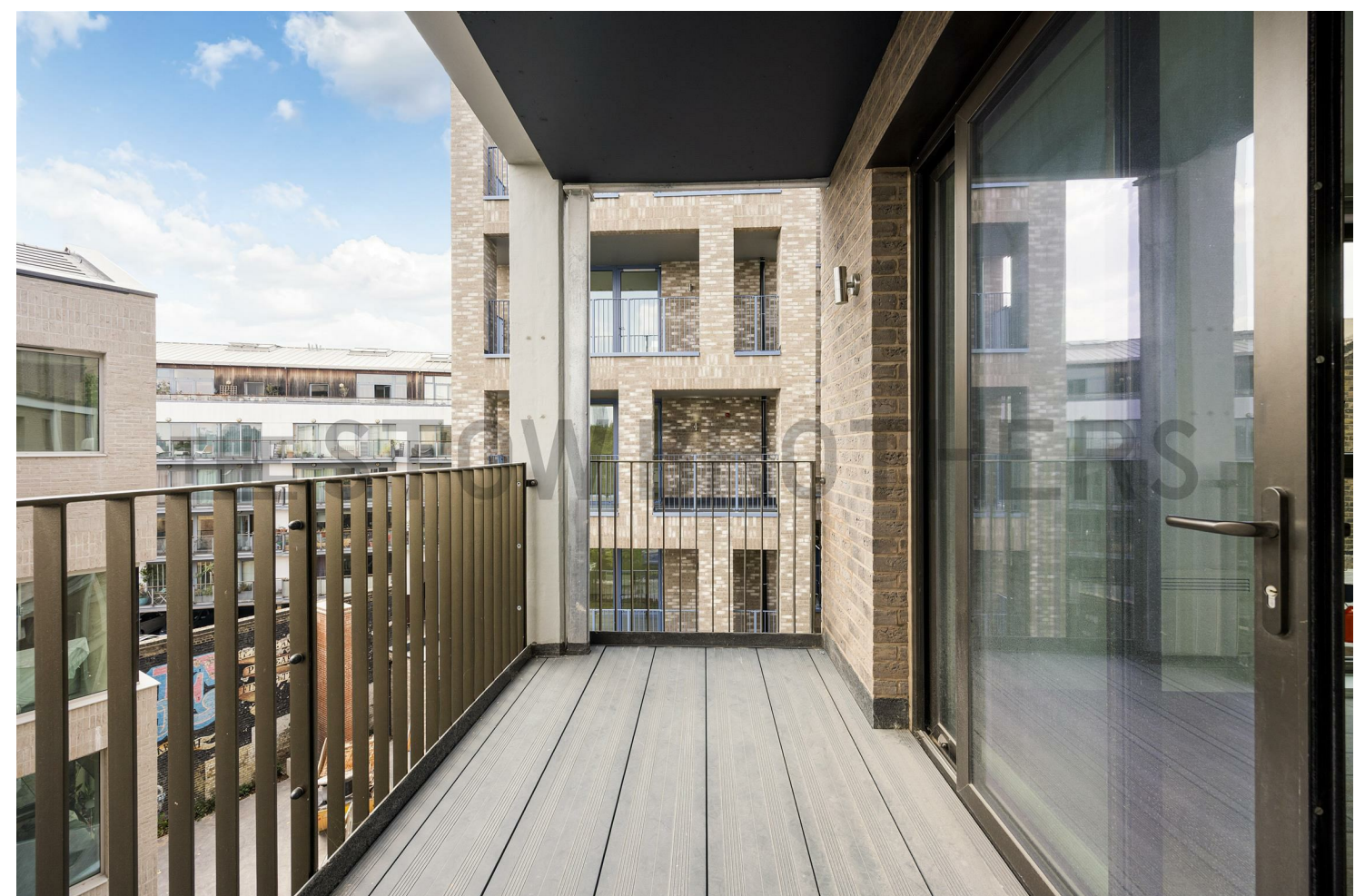
Inside you'll find clean lines, clever zoning and over 500 square feet of well-arranged space, including a generous kitchen/living room and full-sized bathroom.

\*Please note, photos shown are of a show flat in the building. Layout may vary\*



### WHAT ELSE?

- Hackney's former warehouse district, these days Fish Island is home to an ever evolving range of diverse wining and dining spots. Try floating fine dining at Barge East.
- In keeping with the building's heritage, the iconic steel frame is still apparent, adding some signature industrial flair to your new development.
- Westfield Stratford is less than twenty minutes' walk across the park for endless shopping and leisure possibilities.
- Please note, photos shown are of a similar show flat in the building. Layout may vary.





## ➡ IF YOU LIVED HERE...

Step inside for a wide hallway with high ceilings, soft grey walls and ash blonde engineered hardwood underfoot. The open plan kitchen and reception takes in over 400 square feet, with an L shaped suite of kitchen cabinets, sleek and white, plenty of room to lounge. Outside, your south facing timber decked terrace makes for a wonderfully relaxing space in the heart of the city.

Your bedroom sits across the hall with more blonde timber flooring and soft neutral decor. You've got around 140 square feet of tranquil space here, with a large fitted wardrobe and floor to ceiling window. The bathroom is fully finished in sleek white metro tilework, rainfall shower over the full sized tub, oversized vanity mirror and heated chrome towel rail.

The development sits just moments from the canal and a five minute stroll from Old Ford Lock. You're less than fifteen minutes from both Victoria Park and Hackney Wick station, where you'll find a legendary open boating lake and fast overground links across the capital, respectively. The Queen Elizabeth Olympic Park is just across the river, for world class sports facilities, renowned landmarks and endless sweeping greenery.

