



Kitchen / Dining / Reception Room
16'8" x 22'1"

Balcony
10'2" x 8'0"

Bedroom
8'7" x 19'4"

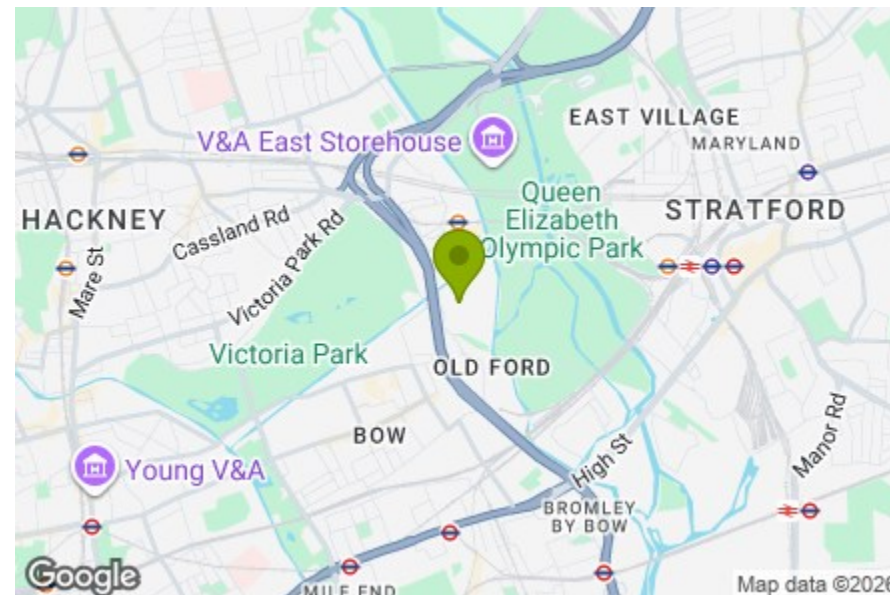
Bathroom
6'7" x 7'6"

Bedroom
10'7" x 19'4"

Ensuite
6'7" x 7'3"



Total Area: 83.0 m² ... 893 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(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

SMEED ROAD, FISH ISLAND

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Spanning Almost 900 Sq Ft.
- Private Balcony
- Two Bathrooms
- Communal Rooftop Terrace
- Close To Hackney Wick Station
- Fish Island
- Chain Free

A sleek, boutique and bright two bedroom, two bathroom balcony apartment, sitting on the third floor of a smart designer development in Fish Island. Full of light and flawlessly finished throughout, you're just moments from the Olympic Park.

Hackney Wick station, sat on the newly christened Mildmay overground line, is less than ten minutes on foot for easy five minute, one stop hops to Stratford.

REQUEST A VIEWING
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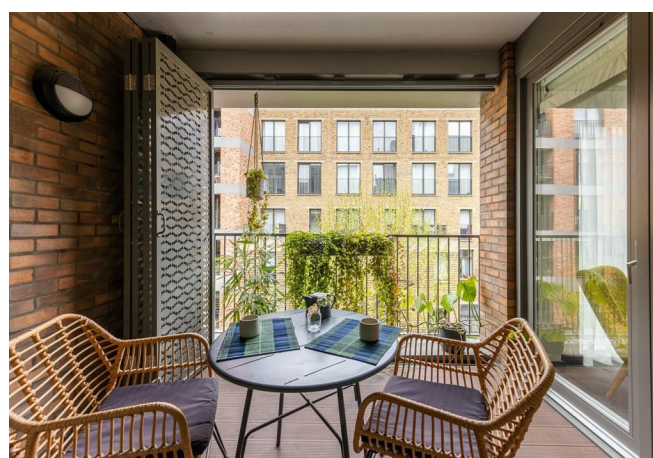
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IF YOU LIVED HERE...

The bright, gleaming heart of your new home will undoubtedly be the impressively spacious, 320 square foot kitchen, diner and reception. Smooth dark engineered hardwood runs underfoot, and glossy banks of smoke grey cabinetry occupy one corner, home to a suite of integrated appliances below dark marbled worktops. The lounge area bathes in light from your balcony.

Out here you have timber decking underfoot and all is sheltered and secluded so you can enjoy your outdoor space whatever the weather. Elsewhere your smartly styled principal bedroom features a Juliet balcony overlooking the grounds and an en suite rainfall shower room. Your family bathroom is also finished to a five star standard, while bedroom two, another double, shares balcony access.

You have some of Hackney's most fascinating nightlife on your doorstep here. Fish Island is the borough's former warehouse district, its industrial architecture now home to an ever evolving

range of often esoteric bars and restaurants. Barge East, for example, is a 120 year old barge and award winning fine dining establishment, sailed from Holland by two brothers and now moored up just ten minutes away on the River Lea.

WHAT ELSE?

The Queen Elizabeth Olympic Park, home to world class sports facilities, boundless green space and world famous landmarks is just a five minute stroll from your new home. The equally grand Victoria Park is just as close in the other direction.

Thanks to Hackney Wick Overground station you can be at Stratford around fifteen minutes after stepping out your front door. From here you have Jubilee line, Central line, Elizabeth line and DLR connections to every corner of the capital.

For a weekend afternoon well spent, combine a leafy green stroll with comprehensive retail therapy by strolling across the Olympic Park to the enormous Westfield shopping centre, less than twenty minutes on foot.



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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