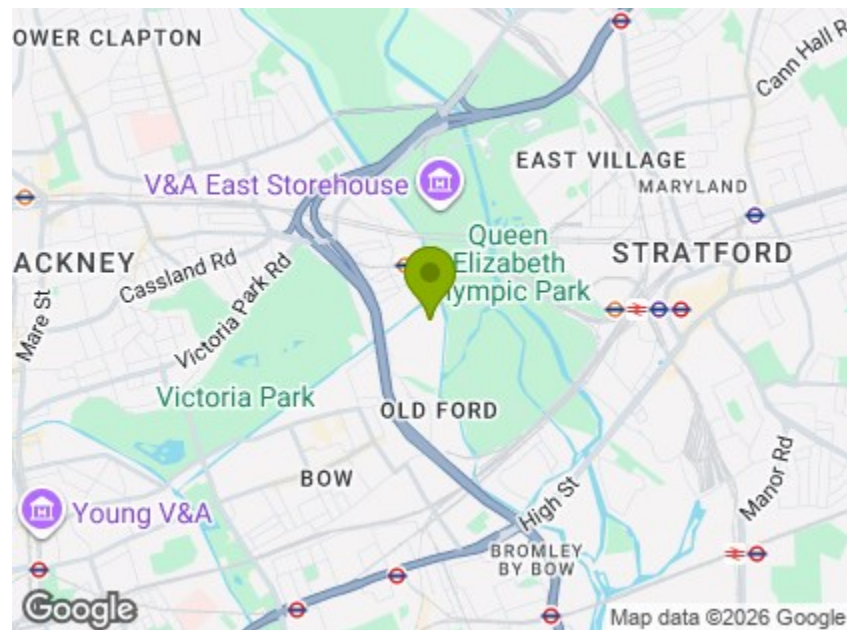


Third Floor

Total Area: 49.8 m² ... 537 ft² (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		86	86
(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	



7 WYKE ROAD, LONDON
 £2,300 Per Calendar Month
 1 Bed Flat



Features:

- Sleek One Bedroom Apartment
- Open Plan Reception
- Private South Facing Balcony
- 24 Hour Concierge
- Gymnasium
- Bike Storage
- Hackney Wick Station Nearby
- Moments From Queen Elizabeth & Victoria Park

Set within one of East London's most dynamic neighbourhoods, this sleek and modern one-bedroom apartment offers immaculate interiors, a south-facing balcony, striking third-floor views, and the added benefits of concierge service and a residents' gym.

With Hackney Wick's renowned food and drink scene on your doorstep, there's always something to enjoy close to home. When you need to travel, Hackney Wick station is just a short stroll away, providing convenient Overground connections to Stratford, Highbury & Islington and beyond.

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 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

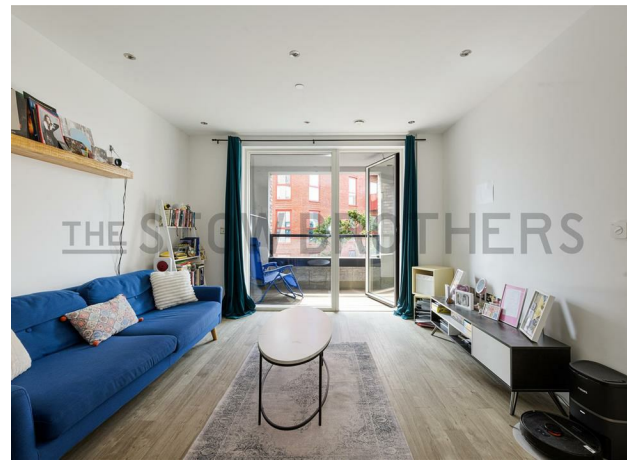
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Beautifully presented throughout, this home is ready to be enjoyed from day one. Finished to an impeccable standard, it offers stylish, contemporary interiors and a well-considered layout designed for modern living.

The open-plan reception and kitchen is flooded with natural light thanks to generous balcony doors, creating a bright and inviting living space. The sleek, modern kitchen features contemporary units and integrated appliances, while the well-proportioned bedroom benefits from built-in storage.

The stylish bathroom is accessed from the spacious hallway and is fitted with an over-bath shower and smart tiling. Further storage can be found throughout the apartment, including convenient built-in cupboards in the hallway.

You'll love relaxing on your spacious south-facing balcony, and you'll also have

access to fantastic communal amenities, including a concierge and well-equipped residents' gym - no excuse for missing a workout or package now. The apartment's elevated position allows energy efficiency and a peaceful atmosphere, while keeping you close to all the action Fish Island and Hackney Wick have to offer...

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop and Howling Hops Brewery. Victoria Park and the Olympic Park are both walking distance in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside strolls.



WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order pizza as well as beers.
- Drivers can be on the A12 in just a few minutes for easy access to the North Circular and the Blackwall tunnel.
- You can enjoy having the newly developed East Bank nearby, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A East. You're also strolling distance from the ABBA Arena and Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.

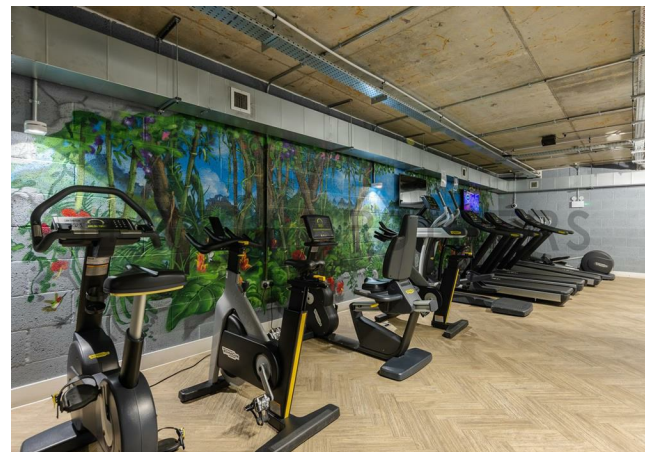
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Kitchen / Dining / Reception Room
11'9" x 21'10"

6'10" x 7'0"

Balcony
10'7" x 4'9"

Bedroom
9'9" x 14'2"

Storage
5'4" x 5'6"

Bathroom



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