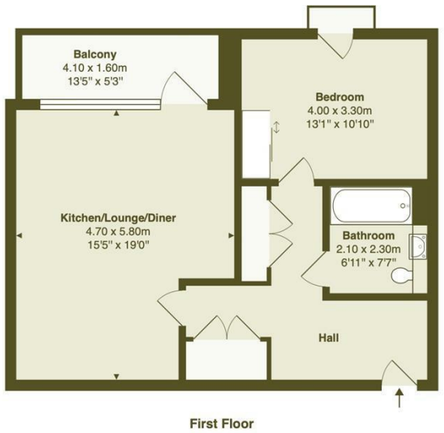
THE STOW BROTHERS



First Floor

Total Area (Excluding Balcony): 58.2 m² ... 626 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

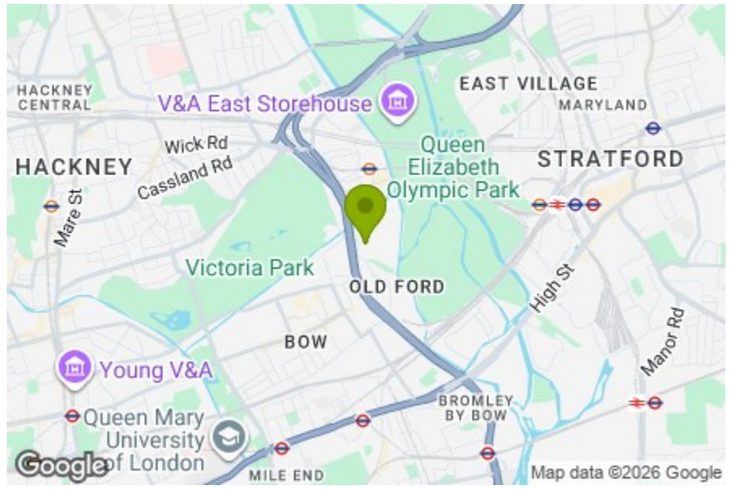
Hall

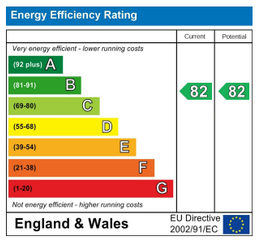
Kitchen/ Lounge/ Diner
15'5" x 19'0"

Balcony
13'5" x 5'2"

Bedroom
13'1" x 10'9"

Bathroom
6'10" x 7'6"





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E17 & E10
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THE STOW BROTHERS

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DACE ROAD, FISH ISLAND

Offers In Excess Of £400,000 Leasehold

1 Bed Apartment - Purpose Built

Features:

- One Bedroom Apartment
- Beautifully Presented
- Over 58 sq.mt
- First Floor
- Communal Rooftop Terrace
- Located in the Heart of Fish Island
- Chain Free

Asking Price: OIEO £400,000 for 100% ownership of the property. The current owners hold a shared ownership interest, but the sale is for the full 100% interest in the property.

Set in the heart of Fish Island, this beautifully presented chain-free one bedroom apartment combines generous living space with a fresh, contemporary finish and a private balcony. Occupying the first floor of a modern development, you'll have Hackney Wick's independent cafés, waterside hangouts and creative spaces on your doorstep, with Victoria Park just a short walk away. There's also a communal rooftop terrace to enjoy, making this a lovely base for East London living.

REQUEST A VIEWING
0208 520 3077

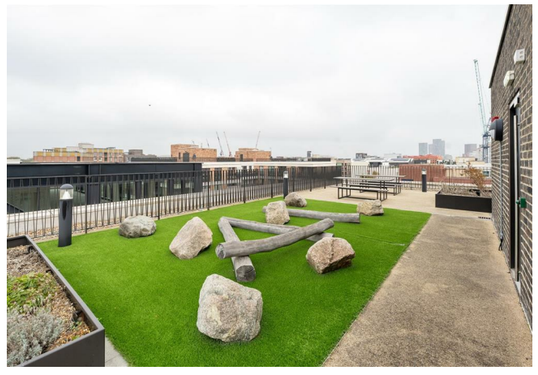














IF YOU LIVED HERE....

Step inside and you'll discover a bright, well-arranged home spanning 626 square feet, with a welcoming hallway and plenty of useful storage. The open-plan kitchen, lounge and dining room is the real heart of the home, stretching an impressive 19 feet in length. Large windows fill the space with natural light, while pale wood-effect flooring and a fresh, neutral palette give it an easy, contemporary feel. The kitchen features light grey cabinetry, integrated appliances and open shelving, with plenty of space for a dining table and a comfortable lounge area. From here, step out onto your private balcony, perfect for a morning coffee or winding down after a busy day.

The bedroom is a generous double, with soft carpeting, understated décor and room for additional furniture. Built-in storage just outside the bedroom keeps things practical, while the bathroom features large-format grey tiling, a full-sized bath with overhead shower, a contemporary vanity unit and a heated towel rail.

Head upstairs and you'll find the communal rooftop terrace, complete with seating, planted areas and open views across the surrounding neighbourhood.

Whether you're catching some afternoon sunshine or enjoying a quiet moment outdoors, it's a welcome addition to an already well-considered home.

WHAT ELSE?

- Fish Island is full of independent spots worth getting to know. Local favourites include Inis, Tuck Shop and Simmos Coffee, while Crate Brewery and Barge East are nearby for waterside drinks and food.

- Victoria Park is within walking distance, with its lakes, open lawns and weekend markets. The Queen Elizabeth Olympic Park is also nearby, offering even more space for walking, running and cycling.

- Hackney Wick Overground station is a short walk away, connecting you to Stratford and the wider Overground network. From Stratford, the Elizabeth line, Underground and National Rail services make travelling across London straightforward.



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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