



THIRD FLOOR

Total Area (Excluding Balcony): 52.9 m² ... 570 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.

Kitchen/Lounge/Diner
17'4" x 22'3"

Bedroom
12'6" x 8'10"

Storage

Bathroom

Storage

Balcony



SMEED ROAD, FISH ISLAND

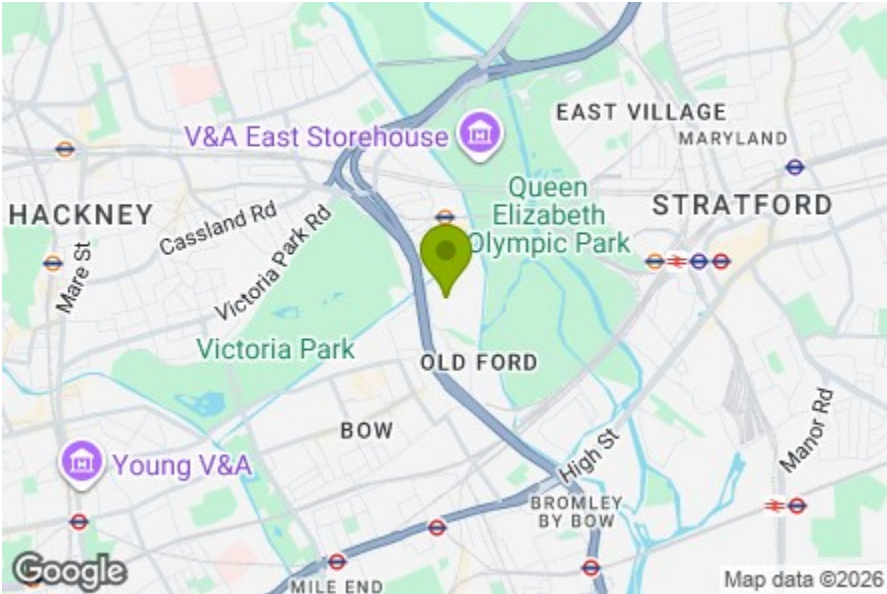
Offers In Excess Of £400,000 Leasehold
1 Bed Flat



Features:

- One bedroom
- Third Floor
- Beautifully Presented
- Private Balcony
- In the Heart of Fish Island
- Communal Rooftop Terrace And Courtyard

Set on the third floor, this one-bedroom home is positioned within Fish Island, surrounded by the area's creative energy and waterside character. The apartment is well presented throughout, offering a contemporary finish that suits day-to-day living, while a private balcony extends the living area outdoors as a welcome retreat. Residents also enjoy access to shared amenities, including a rooftop terrace and landscaped courtyard, offering additional places to relax or socialise. Overall, the apartment offers a standout example of modern living within one of East London's most sought-after neighbourhoods.



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	

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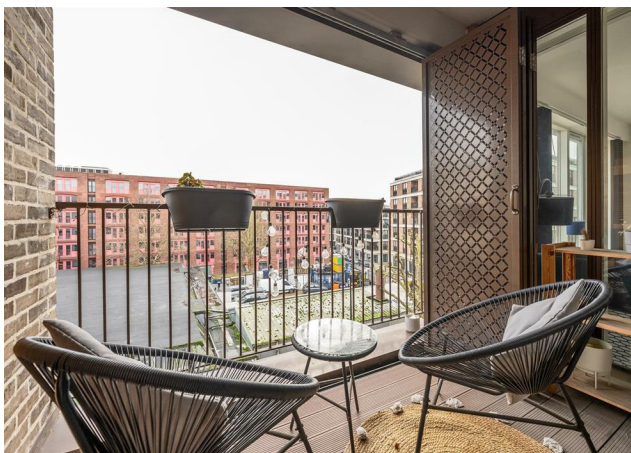
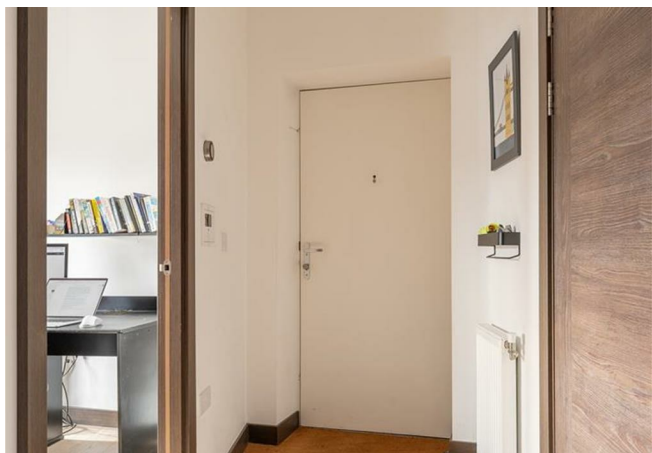
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IF YOU LIVED HERE...

The building presents an assured street presence, with a strong brick façade and clear architectural lines that give it a modern, urban character. Generous windows bring rhythm to the elevation, creating a smart appearance that sits comfortably within its surroundings.

Inside, the third-floor apartment begins with a welcoming hallway, where warm-toned flooring, built-in storage, and clean, considered lines create an immediate sense of cohesion. From here, the layout unfolds naturally into the main living area, arranged as a generous kitchen, lounge, and dining room that suits both everyday living and entertaining. Streamlined cabinetry allows the kitchen to sit neatly within the room, leaving the focus on the proportions and flow of the living and dining areas. Wide glazed doors draw in natural light and open directly onto the south west facing balcony, creating a seamless connection between indoors and out. The balcony itself offers space to sit and unwind, with open views that feel like a true extension of the living area.

The bedroom is well proportioned and thoughtfully arranged, with built-in wardrobes providing generous storage while keeping the room feeling settled. There is comfortable room for additional furniture, giving the space a balanced and composed feel. The bathroom follows a complementary finish, with large-format tiling and wood-fronted cabinetry that adds warmth against the neutral backdrop. Residents also benefit from shared outdoor amenities, including a landscaped

rooftop with decked seating and planted areas, along with courtyards below that introduce greenery into the centre of the building.

Set within the creative pocket of Fish Island, the surrounding area offers a mix of independent food spots, green spaces, and waterside character. Nearby, Tuck Shop is a local favourite for coffee and relaxed brunches, while INIS adds a more refined dining option. Craft beer fans are well catered for at Howling Hops Brewery and Tank, known for its easygoing taproom atmosphere, and along the canal, Barge East pairs food and drinks with a distinctive waterside setting. Queen Elizabeth Olympic Park offers expansive parkland, riverside walks, cultural venues, and open lawns ideal for longer strolls, while Victoria Park provides a classic green retreat with tree-lined paths, café spots, and a much-loved weekend market.

WHAT ELSE?

Transport links are easily reached on foot, with Hackney Wick Station just a short walk away, soon to be even shorter with the new overbridge near completion, offering quick connections across East London. Pudding Mill Lane DLR is within walking distance, providing direct access towards Canary Wharf and the City. For cyclists, The Greenway is just four minutes away, offering a convenient, traffic-free route across the area.



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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