

Daniel
Frank



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417 Wick Lane London, E3 2JJ

Set atop a sought-after modern development in the heart of Hackney Wick, this exceptional two-bedroom penthouse apartment spans over 1,200 sq ft and offers breathtaking, uninterrupted views across the River Lee and the iconic Queen Elizabeth Olympic Park.

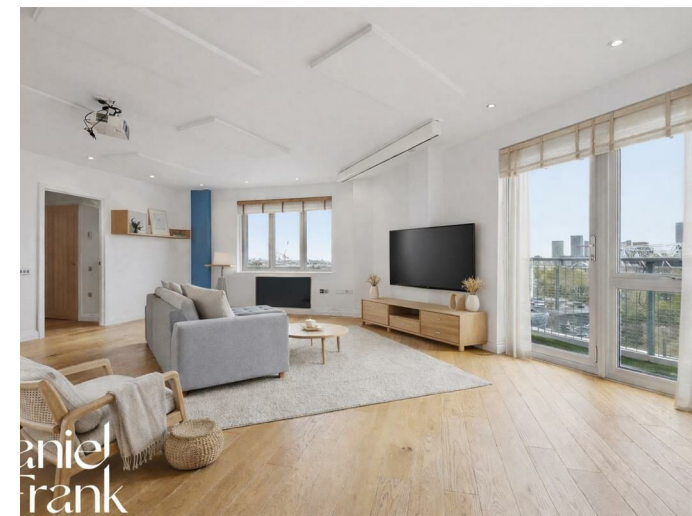
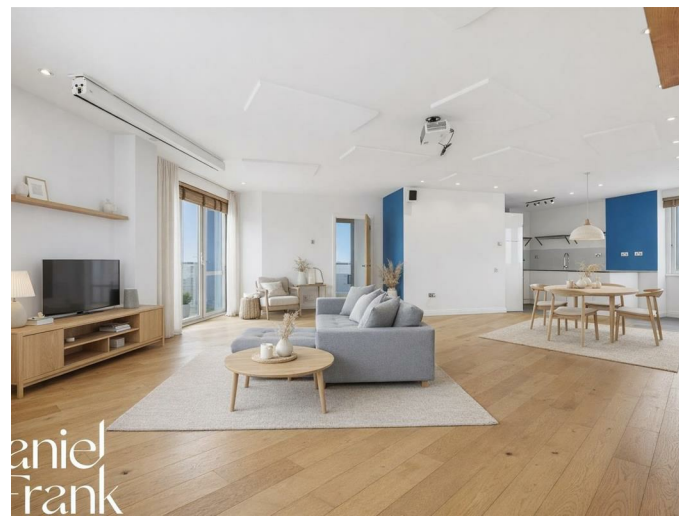
Finished to an impressive specification throughout, this beautifully presented home has been thoughtfully designed to maximise natural light and showcase its stunning waterside surroundings. The expansive open-plan living, dining and kitchen area provides an ideal space for both relaxing and entertaining, with large windows framing the far-reaching skyline and river views.

The property comprises two generously sized double bedrooms, a sleek and contemporary family bathroom, and ample built-in storage. The private balcony offers the perfect setting to unwind while enjoying picturesque views over the water and surrounding parkland.

Further benefits include lift access, a secure allocated underground parking space, and a share of freehold. The property is also offered to the market with no onward chain.

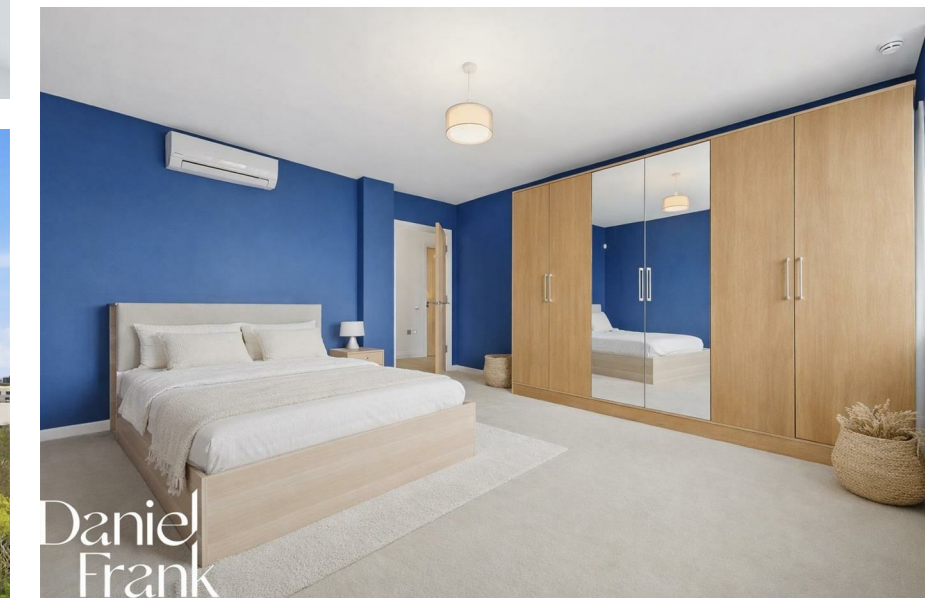
Perfectly positioned on Wick Lane, this penthouse is just moments from the vibrant amenities of Hackney Wick, with its array of independent cafés, bars, and restaurants. Excellent transport links provide easy access into the City and beyond, while the expansive green spaces of Victoria Park and the world-class facilities of the Olympic Park are within easy reach, making this a truly outstanding home in a highly desirable location.

Tenure Leasehold
Council Tower Hamlets



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Your Next Chapter



Your Next Chapter



Eighth Floor

Approx. 114.4 sq. metres (1231.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.□

Wick Lane



CGI Disclaimer

Please note that some of the images used in this listing have been enhanced with CGI (computer-generated imagery) furniture and/or décor. These images are for illustrative purposes only and are intended to help demonstrate the potential layout and use of space within the property.

The property is offered unfurnished, and any furniture, fittings, or decorative items shown in the CGI images are not included in the sale.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

