

Kitchen/Lounge/Diner
11'7" x 24'0"

Bedroom
9'0" x 15'0"

Bedroom
9'0" x 19'5"

Ensuite
4'5" x 6'9"

Bathroom
6'9" x 6'9"

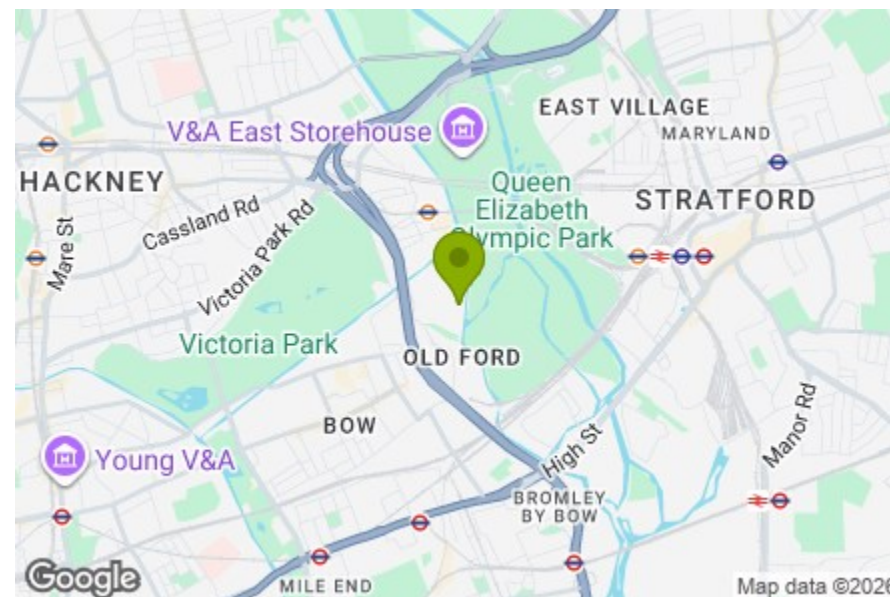
Storage

Storage

Balcony
9'11" x 8'11"

Total Area (Excluding Balcony): 71.4 m² ... 768 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.



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	

NAVIGATORS WALK, FISH ISLAND

Guide Price £625,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Two Bathrooms
- Large East-Facing Balcony
- Beautifully Presented Throughout
- River Lea Views
- Fish Island Location
- Short Walk to Hackney Wick

A luxurious two-bedroom, two-bathroom apartment with a large, private east-facing balcony with canal-side views set on the second floor of an impressive five-story development in Hackney's sought-after Fish Island. With 768 sq ft to play with, it's full of light and flawlessly finished throughout and is fantastically located in the heart of vibrant, buzzing Hackney Wick. You're just moments from the world-class facilities of the Olympic Park, whilst Hackney Wick Station offers excellent transport connections; Stratford is around 15 minutes door-to-door (Jubilee, Central & Elizabeth lines and DLR). In your immediate neighbourhood, you'll find a vibrant mix of canal-side bars, restaurants, and independent cafés. With the cultural energy of East London all around, this is a fantastic home base for work, play, or simply relaxing.

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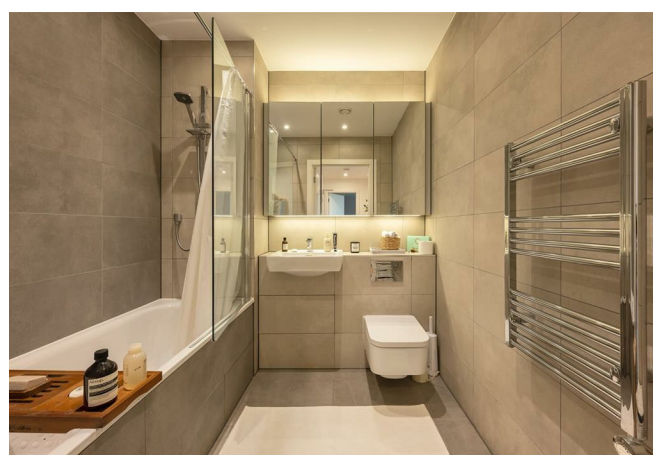
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IF YOU LIVED HERE...

With secure entry, 24-hour concierge, and lift access, this well-designed apartment offers an impressive balance of security, space, and style all wrapped in clean lines, clever details, and a calm contemporary finish. From the moment you step inside, practicality meets design: large double-doored storage cupboards sit to your left and right, perfect for coats, shoes, and daily essentials. Practical, hard-wearing engineered wooden flooring runs from the hallway through every room, while pale walls create a consistent, serene atmosphere that ties the living spaces together beautifully. The family bathroom features a bath and shower combination with chic mink-tiled walls and LED-lit mirrored cabinet, giving the space a refined, spa-like quality. The first double bedroom is bright and peaceful, with floor-to-ceiling windows letting in soft morning light thanks to its east-facing aspect. A built-in double wardrobe and sleek en-suite complete with a walk-in shower add effortless functionality and mirror the clean, high-quality finish of the main bathroom. The second double bedroom enjoys the same light-filled aspect and stretches a generous 15 feet. At the heart of the home lies the glorious open-plan living space, naturally divided into cooking, dining, and relaxing zones without losing its flow. The kitchen, running in an L-shape, offers plenty of base and wall cabinetry along with high-quality integrated appliances, a good-looking and easy-to-use space. Large windows flood the space with natural light, and from here you can step out

onto your East-facing private balcony. With wooden decking and full cover overhead, it's a perfect spot for coffee, conversation, or a few quiet minutes of fresh air in any season. The simple metal balustrade keeps the waterside views below open and unobstructed. Designed with care and built for real living, this home offers the ideal blend of comfort and sophistication, whether you're hosting, unwinding, or simply enjoying a bit of space to call your own.

WHAT ELSE?

Fish Island is now home to an ever-evolving range of bars and restaurants. Barge East is a 120-year-old barge and award-winning fine dining moored up just ten minutes away on the River Lea. The tranquil Queen Elizabeth Olympic Park is just a five-minute stroll from your new home. The equally grand Victoria Park is just as close in the other direction, where the Sunday food market is a must when you need a pit-stop. Victoria Park is 0.4 miles away along the towpath, and the Queen Elizabeth Olympic Park is on your doorstep (240ft), including the new East Bank cultural development with the V&A East, BBC Music, Sadler's Wells, London College of Fashion and UCL. The area is brilliantly connected for transport with Hackney Wick Overground (0.4 miles), Pudding Mill Lane DLR (0.7 miles), and frequent buses to many parts of the City. Stratford is 1.1 miles away and provides access to Liverpool Street in 10 minutes, Tottenham Court Road in 14 minutes, and Heathrow in 43 minutes with the Elizabeth line.



A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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