



LOVE LIVING
HACKNEY



Curie House Wallis Road, London, E9 5TF
Offers in excess of £600,000



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Curie House Wallis Road

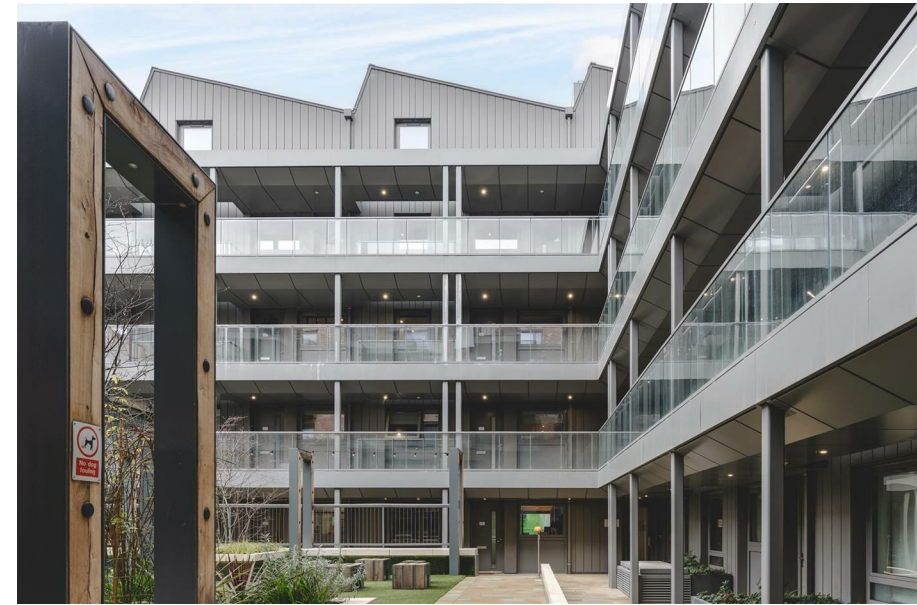
London, E9 5TF

- Open kitchen and living
- Bosch appliances
- Communal courtyard
- Hackney Wick location
- Siemens washer/dryer neatly integrated
- Balcony area
- Basement bike storage, plus on-site concierge

The Home -

This apartment offers a calm, easy rhythm from the moment you step inside. With two comfortable bedrooms, including one with its own ensuite, the layout feels well thought through and easy to live in. The open kitchen and living area is the heart of the home, opening onto a covered balcony that brings in light and gives you space to step outside without leaving the apartment. Bosch appliances give the kitchen a dependable, everyday quality, while built-in storage keeps things simple and uncluttered.

The overground station sits right next door, making daily travel straightforward, while Victoria and Elizabeth Parks are close enough for morning walks or weekend downtime. Westfield shopping centre, local supermarkets, gyms, cafés, restaurants and bars are all within walking distance, giving you plenty of choice without needing to travel far. With a concierge on site, basement parking, bike storage and a shared courtyard on the same floor, this is a home that combines comfort, convenience and a strong sense of connection.



The Indoors

You enter straight into the kitchen and living area, which naturally becomes the centre of the home and the point from which every room is reached. The kitchen is fully equipped which includes an oven, microwave and fridge, alongside a Siemens washer/dryer. Storage is thoughtfully built in for food, cutlery and everyday essentials. An island-style feature defines the kitchen without closing it off, creating a clear divide while keeping the room open and sociable. There's plenty of space for a dining table, and beyond that the living area opens up, filled with daylight from full-height sliding windows which connect directly to the balcony, making it easy to move between inside and out.

To the left of the living space is the first bedroom, comfortably sized for a double bed with ample space for storage. Large windows bring in strong natural light. Nearby is the main bathroom, finished with a bath, fitted shower, heated towel rail, and clean, understated fittings. At the rear of the apartment sits the main bedroom, a generous room with space for a double bed, fitted wardrobes and plenty of natural light. The ensuite includes a walk-in shower and well-chosen fixtures that keep the room feeling calm and practical.

The Outdoors





The balcony is accessed directly from the front of the open-plan kitchen and living space, just off the seating area. It offers views across the neighbourhood and beyond. A brick backdrop adds character, while the overhead cover provides shelter, making this a space that can be enjoyed year-round. It works just as well for a quiet morning coffee as it does for hosting friends or spending time outside with family.

Loving The Location

Curie House is located in Hackney Wick, between Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and MOTHER vegan cafe. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.

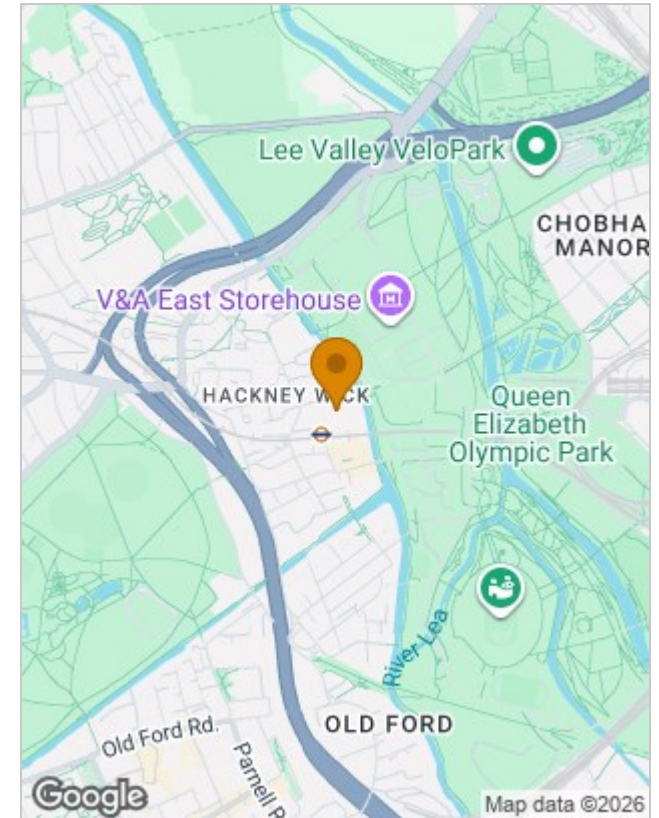




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT

Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>