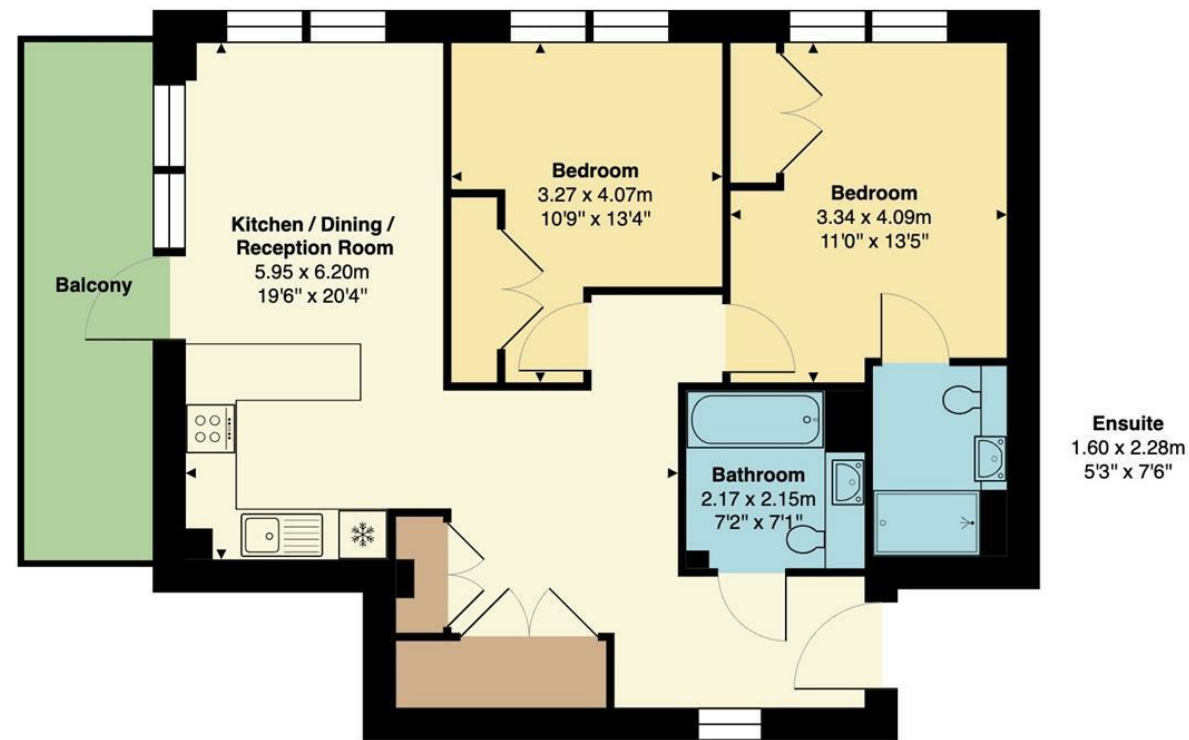
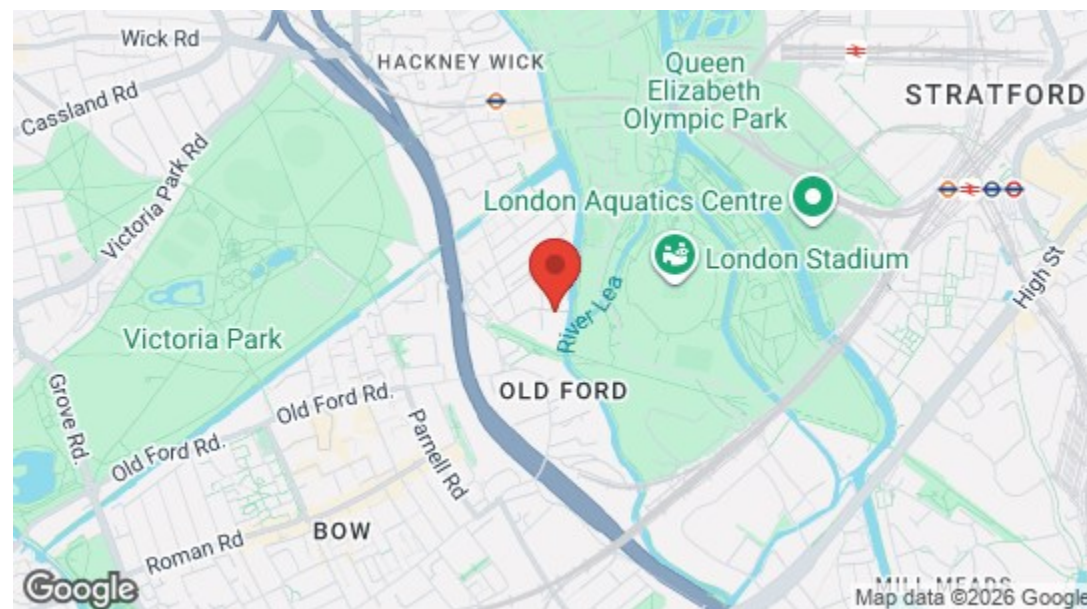




Total Area: 71.4 m² ... 769 ft² (excluding balcony)
All measurements are approximate and for display purposes only



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	



2 Stables Yard, Hackney
£2,950 Per Month
2 bed, Flat



➔ **E17 Office**
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

➔ **E11 Office**
117a High Street
E11 2RL
0203 397 2222
hello11@stowbrothers.com

➔ **E4 Office**
1 Bank Buildings,
The Avenue, E4 9LE
0203 369 6444
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Features

- Luxury Two Bedroom Apartment
- Two Bathrooms
- Brand New Development
- Filled With Natural Light
- Short walk to Hackney Wick Overground Station
- Ideally positioned between Victoria Park and Queen Elizabeth Olympic Park
- Private Balcony
- *Please note, photos shown are of a show flat in the building. Layout may vary*



WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order delicious pizza as well as beers.
- You can now enjoy having the newly developed East Bank nearby, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A East.
- You're also strolling distance from the ABBA Arena and Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.
- *Please note, photos shown are of a show flat in the building. Layout may vary*





➡ IF YOU LIVED HERE...

Set on the fourth floor of a modern development, moments from the River Lea, this flawlessly finished apartment offers an enviable blend of style and light, with 769 square foot of thoughtfully designed living space ready to enjoy from the moment you move in.

The impressive dual-aspect open-plan kitchen and living area has been finished to an exceptional standard, with pristine flooring flowing throughout and a carefully considered decor creating a stylish yet welcoming atmosphere. A smart breakfast bar provides a focal point while cleverly separating the living and dining spaces. Sleek units and integrated appliances make everyday living effortless, while the clever storage solutions throughout ensure the space remains beautifully streamlined.

The floor-to-ceiling doors flood the room with natural light and open onto the private balcony, offering fantastic views and a wonderful extension of the living space, perfect for relaxing or entertaining.

The bedrooms continue the apartment's premium feel, with refined decor and built-in storage. The primary bedroom benefits from a stylish en-suite with a walk-in shower, while the main bathroom features an over-bath shower and premium fittings throughout. From the striking vertical tiling to the thoughtfully designed storage, every detail has been carefully considered.

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop and Howling Hops Brewery. Victoria Park and the Olympic Park are both walking distance in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside strolls. Westfield Stratford is just a short distance away for all sorts of conveniences.

