

Kitchen/Lounge/Diner  
17'6" x 33'5"

Bedroom  
10'0" x 14'3"

Bedroom  
10'11" x 19'8"

Ensuite

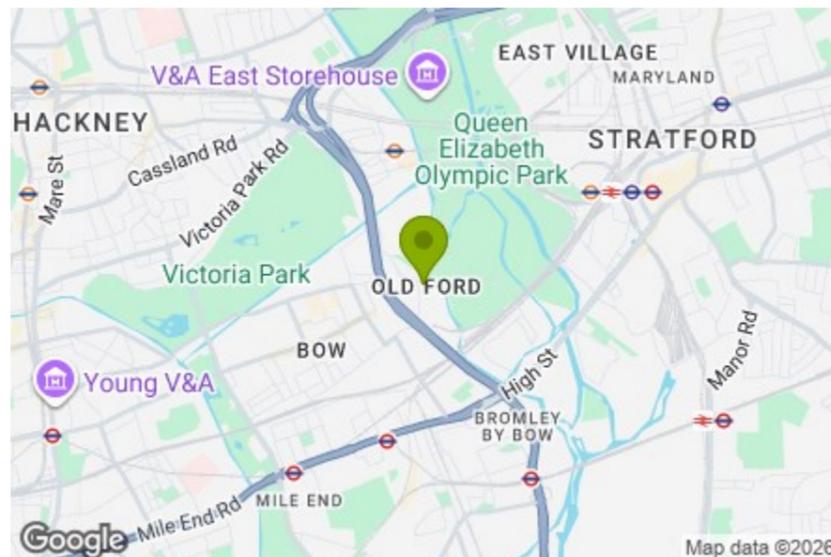
Bathroom

Storage

Balcony

Total Area (Excluding Balcony): 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

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			
(81-91) B		81	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	

## WICK LANE, FISH ISLAND

Offers In Excess Of £550,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- Beautifully Presented
- On Street Parking
- Communal Gardens
- Over 1000 sq.ft
- Moments from Hackney Wick, the Olympic Park and Victoria Park

A smartly finished two-bedroom, two-bathroom balcony apartment, set on the third floor of an impressive modern development in Hackney's sought-after Fish Island. With over 1000 sq ft to play with, it's full of light and flawlessly finished throughout. There's also access to shared landscaped gardens and a communal courtyard with coveted on-street parking. You're just moments from the world-class facilities of the Olympic Park, whilst Hackney Wick Station offers excellent transport connections; Stratford is around fifteen 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 base to call home.

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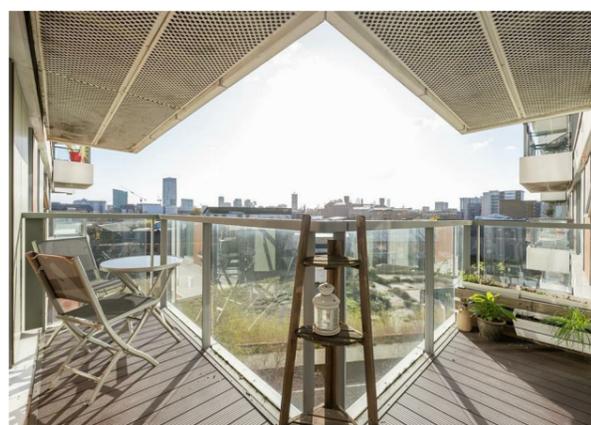
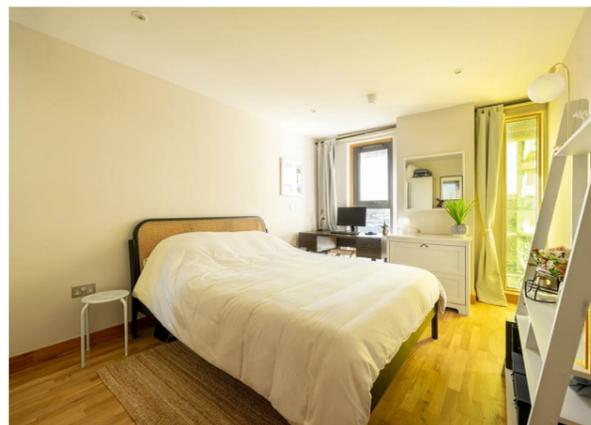
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#### IF YOU LIVED HERE...

This well-designed apartment offers a surprising amount of space, wrapped in clean lines, clever details, and a calm, contemporary finish. From the moment you step inside, practicality meets design with a storage cupboard to your left in a wide hallway – ideal for coats, shoes, and life’s daily essentials. Antiqued oak flooring runs from the hallway and throughout the other rooms, bringing texture and warmth underfoot, while soft neutrals on the walls create a sense of calm throughout. The first double bedroom is a bright, peaceful space. A wide run of windows lets in plenty of light, whilst a gorgeous marble-clad ensuite with walk-in shower and brushed brass fittings ensures a touch of luxury from the moment you enter. The second double bedroom features two full-height windows. The main bathroom is quietly stylish. White tiling and soft mocha-hued walls give personality to the bath-shower area, while a crittal-style screen adds a clean, functional finish.

The huge open-plan living space stretches an impressive 33 feet: naturally divided into cooking, dining, and relaxing zones without losing its flow. The kitchen is both practical and good-looking, with cream cabinetry and integrated appliances sitting comfortably alongside the warm oak flooring. Large French windows on two sides mean this space gets great light throughout the day and provides easy access to the

L-shaped balcony. Private and sheltered, its southwest-facing aspect gives you the best of the light throughout the day, offering a spot for coffee, conversation or a few quiet minutes of fresh air in any season. The simple glass balustrade keeps the view open and unobstructed.

Designed with care and built for real living, this home is a great fit whether you’re hosting, unwinding, or just 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 Queen Elizabeth Olympic Park is just a five-minute stroll from your new home. The equally grand Victoria Park is just as close along the towpath in the other direction. Westfield – the largest shopping mall in Europe, is only 20 minutes on foot, as well as 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 OWNER...

We’ve absolutely loved living in this flat. It’s spacious, warm, and offers the perfect balance of homely cosiness and generous open areas. With two well-sized bedrooms and two bathrooms, it’s ideal for a couple, friends buying together, or those starting a family.

The location is fantastic, just a 3-minute walk to GroundWork Training gym, and only 5 minutes to local shops and cafés. There’s always something to do nearby. Being right next to Victoria Park has been a real highlight for us: Saturday & Sunday markets, peaceful morning walks, and great coffee spots have become part of our weekend routine.

Transport links are exceptional, with Bow Road (District & H&C), Mile End (Central), Pudding Mill Lane (DLR), Hackney Wick (Overground), and Stratford (Elizabeth, Central, Jubilee, and more) all within walking distance. Lime Bikes are also readily available to get you around with ease, plus local bus transport from right outside the door.

It’s a truly brilliant area, and we couldn’t recommend it more. We will really miss Hackney Wick, and this beautiful flat most of all.

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