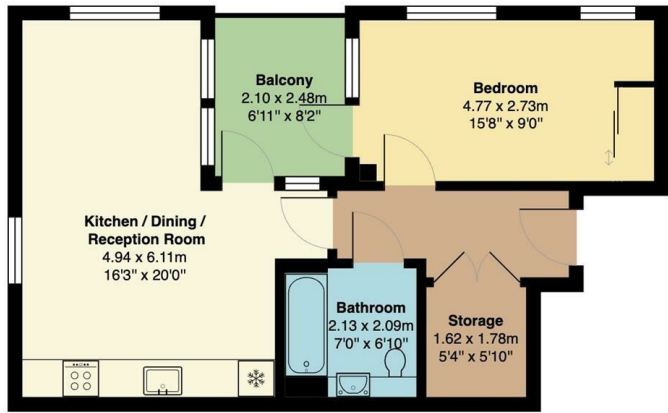




Second Floor

Total Area: 49.7 m² ... 535 ft² (excluding balcony)
All measurements are approximate and for display purposes only

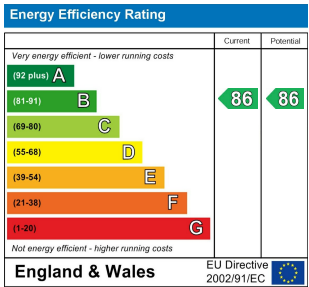
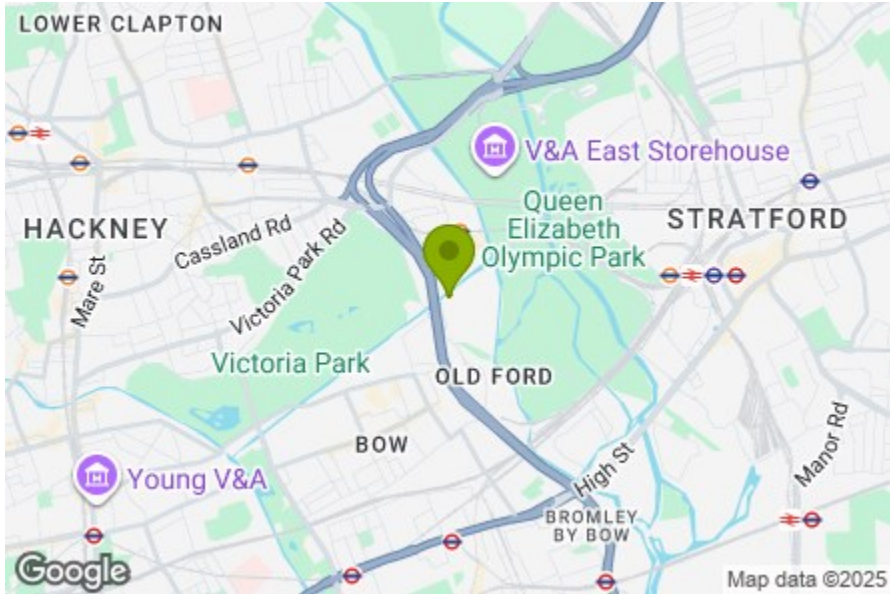
Kitchen/Dining/Reception Room
16'2" x 20'0"

Bedroom
15'7" x 8'11"

Bathroom
6'11" x 6'10"

Storage
5'3" x 5'10"

Balcony
6'10" x 8'1"



MONKWOOD WAY, BOW

Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Property
- Beautifully Presented Throughout
- Private Balcony
- Fish Island Location
- Moments From Hackney Wick
- Short Walk to Victoria Park
- Approx 535 Square Foot

Set within the creative hub of Fish Island, this beautifully presented one-bedroom apartment offers a stylish and well-proportioned home close to the water. Measuring around 535 square feet, it features bright, open living spaces that move effortlessly onto a private balcony, ideal for relaxing or entertaining. The area balances artistic energy with a peaceful canalside atmosphere, lined with converted warehouses and independent cafés. Just moments from Hackney Wick and a short walk from Victoria Park, this location perfectly balances convenience, character and connection to some of East London's most vibrant surroundings.

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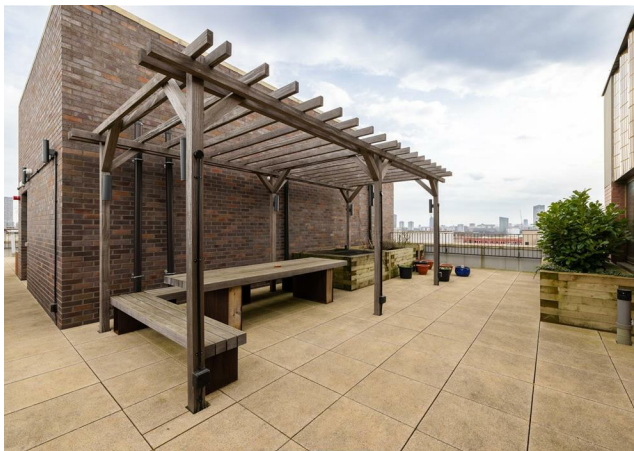
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IF YOU LIVED HERE...

A handsome brick façade with generous windows nods to the area's industrial heritage, set just moments from the canal where the water's edge brings a sense of calm and space. Inside, each area transitions smoothly from one to the next, creating an easy sense of openness. Warm wood-effect flooring greets you in the hallway, where a particularly spacious built-in cupboard offers plenty of room for coats, household items and utilities while keeping the area neat and uncluttered. The open-plan kitchen, dining and reception area forms the heart of the home, pairing crisp modern cabinetry with smooth flooring and soft tones that enhance the brightness. There's ample space for both dining and relaxation, while large windows and a glass door lead directly onto a private balcony, an ideal spot for a quiet morning coffee or an evening drink. The double bedroom continues the tranquil mood, with broad windows that fill the room with daylight and a built-in wardrobe for a streamlined finish. A glazed door extends the space outdoors, creating a seamless link with the balcony and its open aspect. In the bathroom, warm neutral tiling, mirrored cabinetry and integrated shelving combine to form a peaceful, well-considered space finished with a refined touch. Residents also benefit from an expansive communal rooftop terrace, complete

with planted borders, pergola seating and open views stretching across the city skyline, a perfect place to unwind above it all. Located in vibrant Fish Island, the apartment is surrounded by an exciting mix of waterside creativity and laid-back charm. Locals gather at The Ethical Bean Company for expertly brewed coffee, while Crate Brewery & Pizzeria and Howling Hops Brewery and Tank Bar serve up craft favourites along the canal in buzzing industrial settings. Barge East, a floating bar and restaurant moored nearby, offers a unique dining experience with river views. A short stroll brings you to Victoria Park, home to leafy paths, lakes and the lively Sunday market brimming with artisan produce. The vast open spaces of Queen Elizabeth Olympic Park are also close by, perfect for cycling, riverside walks and exploring Hackney Bridge's independent food and retail scene. WHAT ELSE? Excellent transport links make getting around easy, with Hackney Wick station around a 15-minute walk away and Pudding Mill Lane just a little further. Both connect swiftly to Stratford for the Central, Jubilee and Elizabeth lines, as well as national rail services linking across London and beyond. The Greenway cycle route provides a scenic alternative, stretching across East London with long, uninterrupted paths that link neighbourhoods and parklands along a calm, traffic-free stretch.



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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