

Smoke House, 4 Remus Road – E3 2NF

£575,000 offers above

Modern 2-bed, 2-bath apartment with west-facing balcony, underfloor heating, concierge, gym, roof terrace, secure bike storage, 243-year lease, no chain. Close to Hackney Wick Station.



A beautifully presented two-bedroom, two-bathroom apartment extending to approximately 797 sq ft, positioned on the fourth floor of a well-regarded modern development in the heart of Fish Island. Bright and double-aspect, the apartment offers excellent proportions, strong specification and valuable resident amenities. A generous L-shaped entrance hall creates a strong first impression and includes two deep built-in storage cupboards - a rare and practical feature in modern developments. The main living space benefits from floor-to-ceiling glazing on two elevations, fitted with bespoke Italian-made blinds. The layout comfortably accommodates separate cooking, dining and seating areas while maintaining an open feel.

The open-plan kitchen is well specified and includes:

- Double oven
- Induction hob
- Integrated dishwasher
- Integrated washer-dryer
- Butler sink
- Ample base and wall cabinetry

From the reception area, doors open onto a substantial private South/West-facing balcony measuring approximately 5.4m x 1.6m (17'8" x 5'2"). With timber decking, overhead cover and lighting, it provides genuine outdoor space with afternoon and evening sun. Both bedrooms are well-proportioned doubles and feature bespoke fitted wardrobes. The principal bedroom includes a sleek en-suite shower room. The second bedroom is served by a modern main bathroom with bath and shower over. The apartment is positioned slightly apart from neighbouring units, offering enhanced privacy compared to many others within the building.

Residents benefit from:

- 24-hour concierge
- Fully equipped gym
- Landscaped internal courtyard
- Communal roof terrace with skyline views towards Canary Wharf
- Secure bike storage
- Lift access to all floors

The annual service charge is £2,288.52 – competitive for a development offering concierge and gym facilities.

Lease: 243 years remaining

Ground Rent: £350 per annum

Tenure: Leasehold

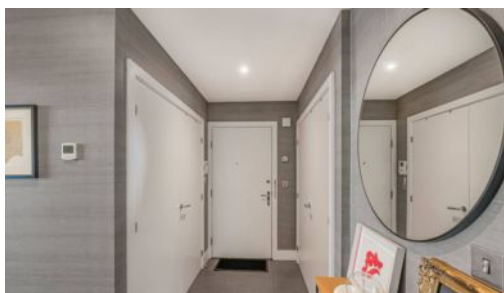
No Onward Chain

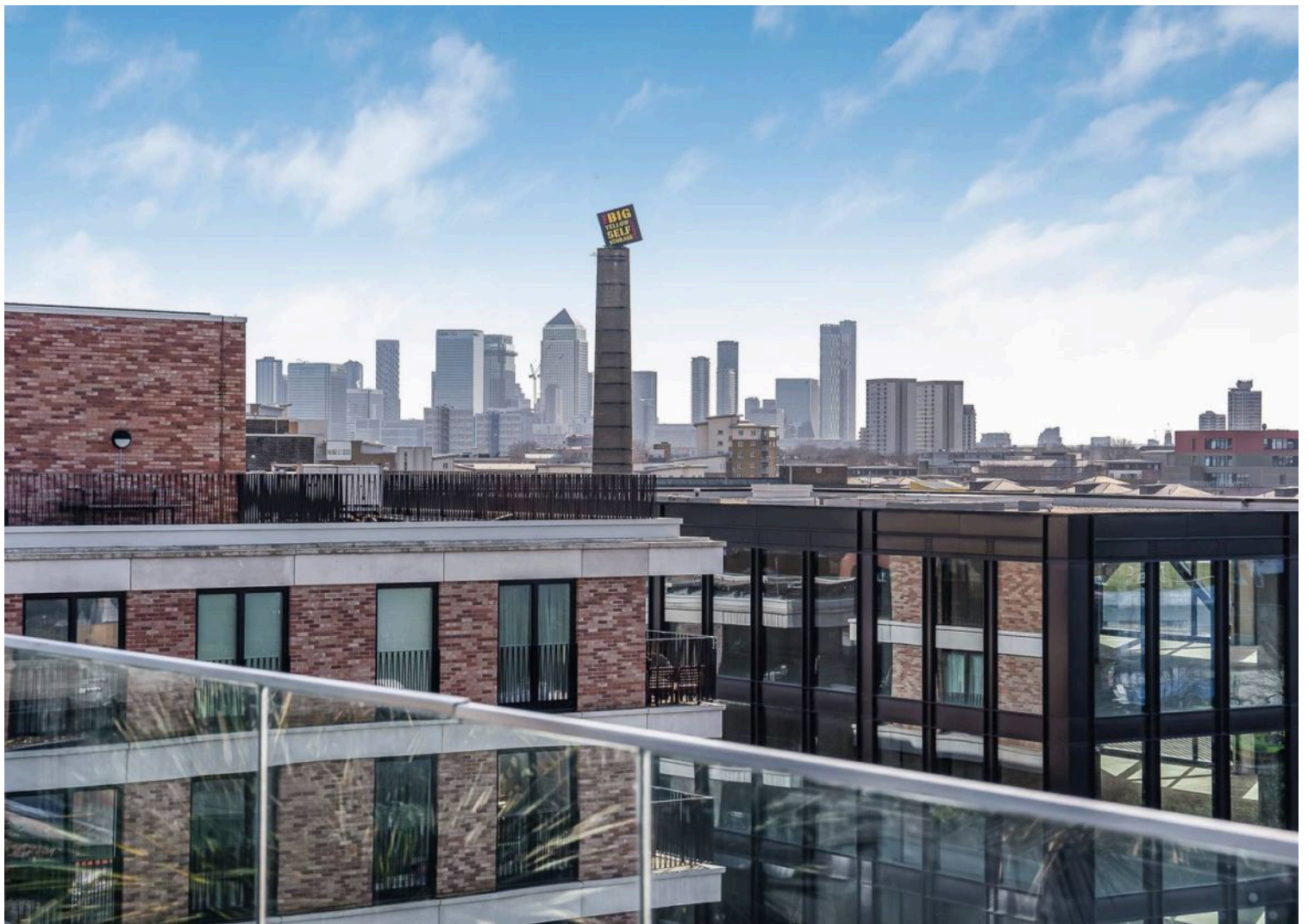
Hackney Wick Station is approximately an 8-minute walk, providing swift access to Stratford and Highbury & Islington, with Jubilee, Central and Elizabeth line connections available from Stratford. Queen Elizabeth Olympic Park and Victoria Park are both within a short stroll, along with canal-side cafés, restaurants and Westfield Stratford City (around 20 minutes on foot)

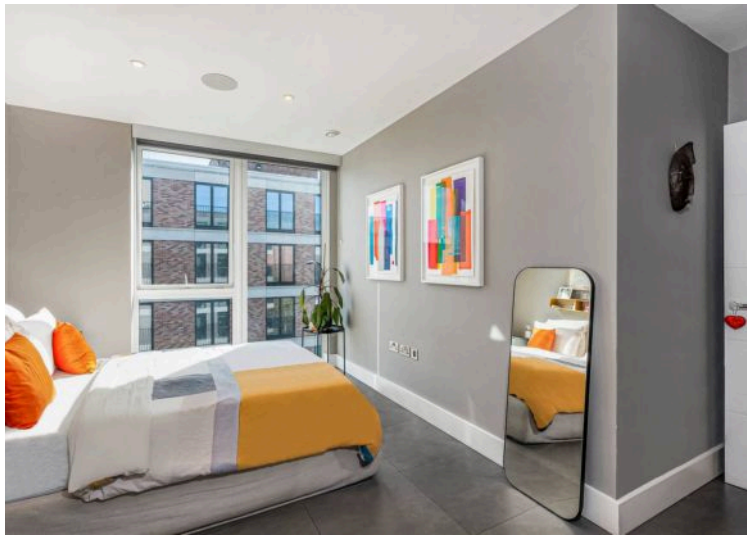
- No Onward Chain – 243 Year Lease – HWO Architects’ Warehouse-Style Development in Fish Island’s Creative Hub
- 24-Hour Concierge, State-of-the-Art Gym, Landscaped Roof Garden with Skyline Views & Architecturally Planted Internal Garden
- Two Generous Double Bedrooms & Two Contemporary Bathrooms (Principal En-Suite)
- Generous 17’8 Sunny South/West-Facing Balcony with Decking, Overhead Cover & Lighting
- 797 Sq Ft (74 Sq M) of Contemporary Living Space with Underfloor Heating, High-Quality Fixtures & Bespoke Storage

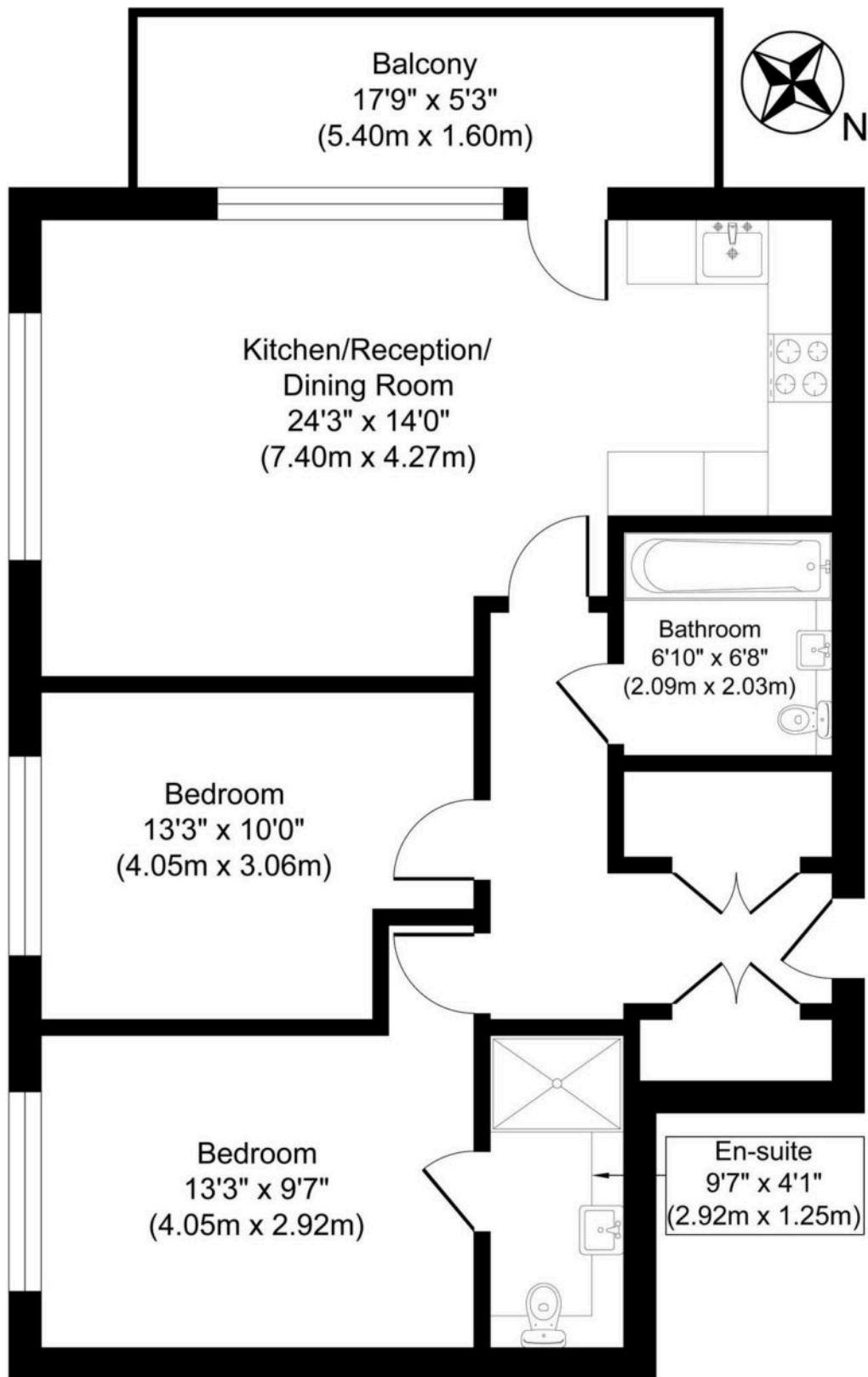


- 24’3 Dual-Aspect Lounge/Kitchen/Diner with Floor-to-Ceiling Glazing & Bespoke Italian-Made Blinds
- High-Spec Integrated Kitchen (Double Oven, Induction Hob, Dishwasher & Washer-Dryer)
- Extensive Storage Including Two Deep Hall Cupboards & Bespoke Fitted Wardrobes
- Pet Friendly (Subject to Usual Consents) & Parking Options Available – Enquire for Details
- Viewings Available Saturday & Sunday – Limited Slots









Fourth Floor

Approximate Gross Internal Floor Area 787.97 sq. ft / 73.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.