

Kitchen/Lounge/Diner  
18'6" x 17'11"

Winter Garden  
8'0" x 6'5"

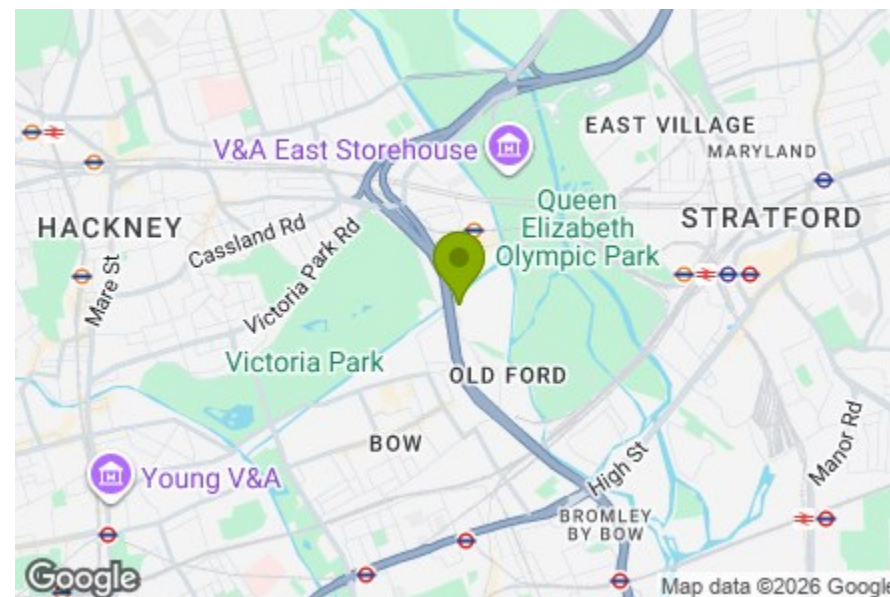
Bedroom  
13'0" x 12'5"

Bathroom  
7'0" x 6'10"

Storage

Total Area: 61.1 m<sup>2</sup> ... 658 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	84	84
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

## WANSBECK ROAD, FISH ISLAND

Offers In Excess Of £425,000 Leasehold  
1 Bed Flat



### Features:

- Large One Bedroom Home
- Sixth Floor
- Private Winter Garden
- South-West Facing
- Moments From Hackney Wick Station
- Short Walk to Victoria Park
- Approx 658 Square Foot

A bright and well-proportioned one bedroom home set on the sixth floor of a contemporary development, moments from Hackney Wick Station and within easy reach of Victoria Park. This is a lively, creative pocket of East London, where canalside walks, independent cafés and open green space all sit comfortably alongside strong transport links.

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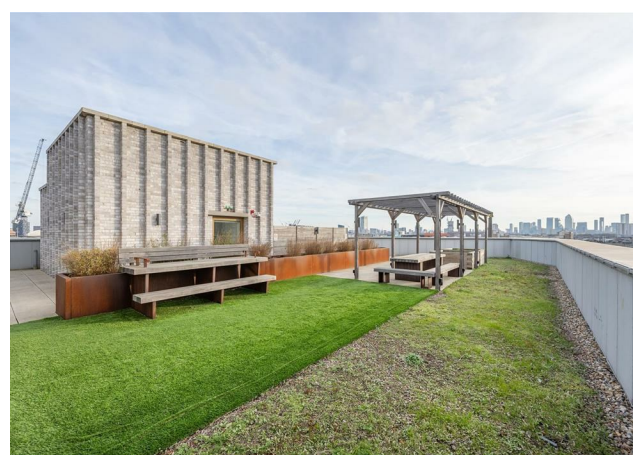
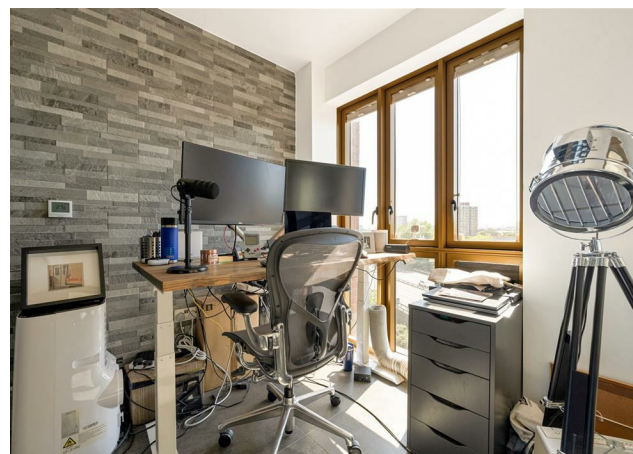
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#### IF YOU LIVED HERE...

Set across approximately 658 square feet, this thoughtfully arranged home offers a sense of openness throughout, with a natural flow between spaces. Positioned on the sixth floor, the apartment enjoys a peaceful, elevated feel, while its south-west facing aspect brings in plenty of afternoon and evening light.

The living space extends into a private winter garden, creating a flexible area that can be enjoyed throughout the year. It's an easy place to settle into, with clean, well-judged proportions and a layout designed for day-to-day living.

The bedroom is a comfortable and calm retreat, while the overall home feels carefully considered and easy to maintain. Residents also have access to a rooftop communal terrace, along with the added ease of a gym and concierge, bringing a quiet sense of convenience to everyday life.

#### WHAT ELSE?

- Hackney Wick Station is just moments away, offering swift connections across East London and into the City
- Victoria Park is a short walk, with wide open green space, cafés and weekend markets
- Local favourites including Inis, Tuck Shop and Simmos Coffee are all within easy reach



#### A WORD FROM THE OWNER...

"Capitol Court has been a great home to me. The flat is a great size — big enough to have friends over with a proper living room for hosting, but also works perfectly as a place just for me. The 'winter garden' doubles up nicely as a home office, and with the entire outer wall being windows, you get an unreal amount of natural light throughout the day. The Fish Island Village amenities are a real bonus: a gym on your doorstep, a communal roof garden, a friendly concierge to handle parcels, and some brilliant independent shops plus a bakery literally seconds away. Hackney Wick is hands-down one of the best spots in London too. Great pubs, bars, and restaurants all within walking distance, Victoria Park right round the corner, with plenty of other amenities minutes away by bike. Less than 10 mins to Hackney Wick overground, and if the weather is on your side, 20 mins to walk to Westfield, Stratford, I can't forget mentioning the cracking views from both the living room and winter garden. It's a hard place to leave."

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