



Kitchen/ Diner/ Reception Room
16'3" x 21'2"

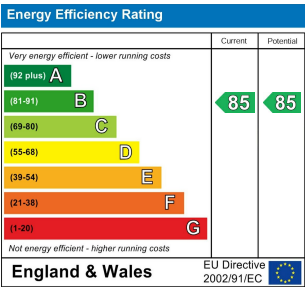
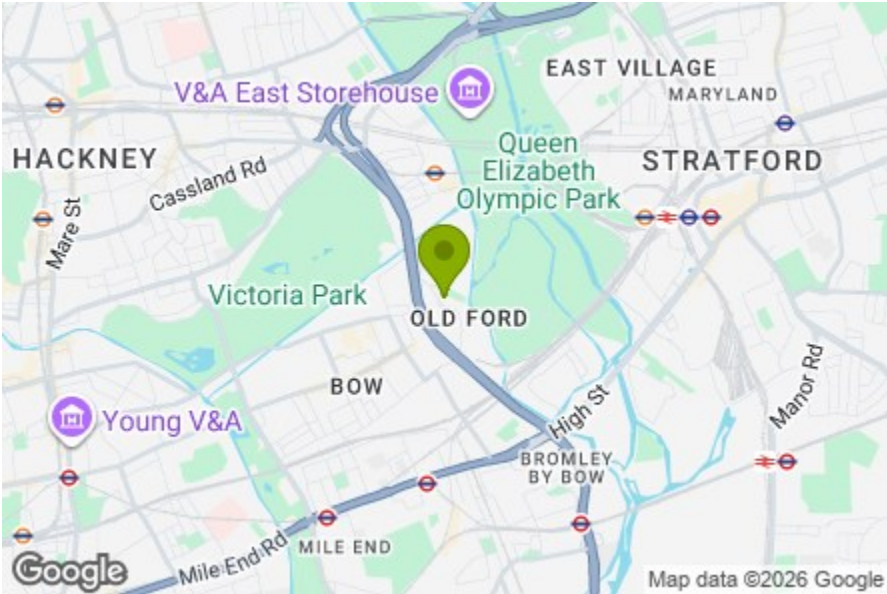
Balcony
15'2" x 4'9"

Bedroom
13'4" x 10'3"

Bedroom
9'7" x 14'9"

Ensuite
7'8" x 4'9"

Bathroom
7'3" x 6'5"



HART YARD, FISH ISLAND

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Ample Storage
- Private Balcony
- Beautifully Presented Throughout
- Proximity to Hackney Wick and Stratford Station
- Low Service Charge

Set in the heart of Fish Island, this beautifully presented two bedroom apartment combines generous interiors with wide views across the Greenway and a west-facing private balcony. Positioned between Victoria Park and Queen Elizabeth Olympic Park, you'll have two of East London's best-loved green spaces within easy reach, along with Hackney Wick's cafés, canals, studios and independent venues. Stratford is also close by for excellent transport links and a wide range of everyday amenities, placing the best of East London on your doorstep.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The open plan kitchen, dining and reception room is the standout space. Large windows bring in plenty of natural light and frame the view across the Greenway, while glazed doors lead onto the private balcony, where the afternoon and evening sun makes it an easy place to linger. There is plenty of room for a full dining table and a comfortable lounge area, giving the room the flexibility to suit busy mornings, relaxed weekends and evenings with friends. Electric blinds add a useful finishing touch.

The kitchen is finished with bold tiling, contemporary taps and sink, and generous worktop space. It feels clean and current, while sitting comfortably within the wider living area.

Both bedrooms are spacious doubles and are set away from the main reception room. The principal bedroom includes fitted wardrobes and an en suite shower room, while the second bedroom sits close to the main bathroom. Bespoke curtains bring warmth to both rooms, and full-height mirrors in each bathroom

reflect the light and add to the sense of space.

A wide entrance hall and ample built-in storage keep the layout practical. From the open outlook and evening sun to the well-finished interiors throughout, this is an apartment with a strong sense of calm in one of East London's liveliest neighbourhoods.

WHAT ELSE?

- Hackney Wick and Stratford stations are both within easy reach, with Overground, Elizabeth line, Underground, DLR and National Rail services across London.
- Victoria Park, Queen Elizabeth Olympic Park and the Lee Navigation canal are close by for waterside walks, running routes, open green space and Victoria Park's popular Sunday market.
- Allez Allez, Simmos Coffee, Inis, Two More Years, The Ethical Bean Company and LVLS are among the nearby independent favourites for coffee, dinner, drinks and live events.



A WORD FROM THE EXPERT....

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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