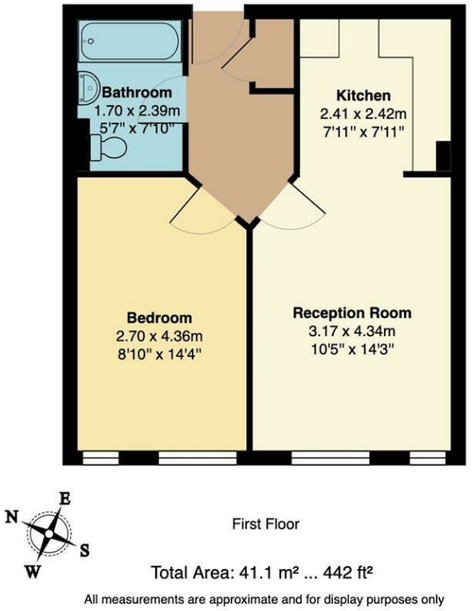


First Floor

Total Area: 41.1 m² ... 442 ft²

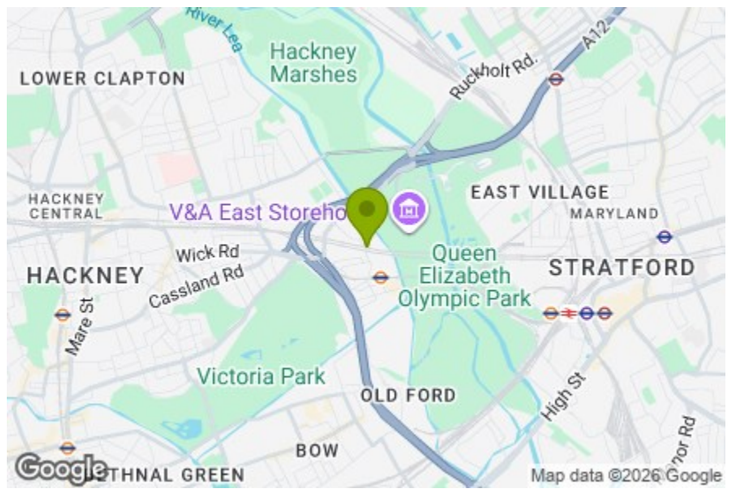
All measurements are approximate and for display purposes only

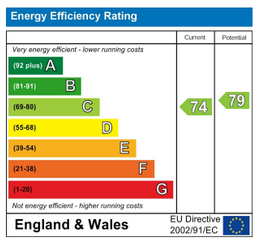
Kitchen
7'10" x 7'11"

Reception Room
10'4" x 14'2"

Bedroom
8'10" x 14'3"

Bathroom
5'6" x 7'10"





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LEABANK SQUARE, HACKNEY

Guide Price £295,000 Leasehold

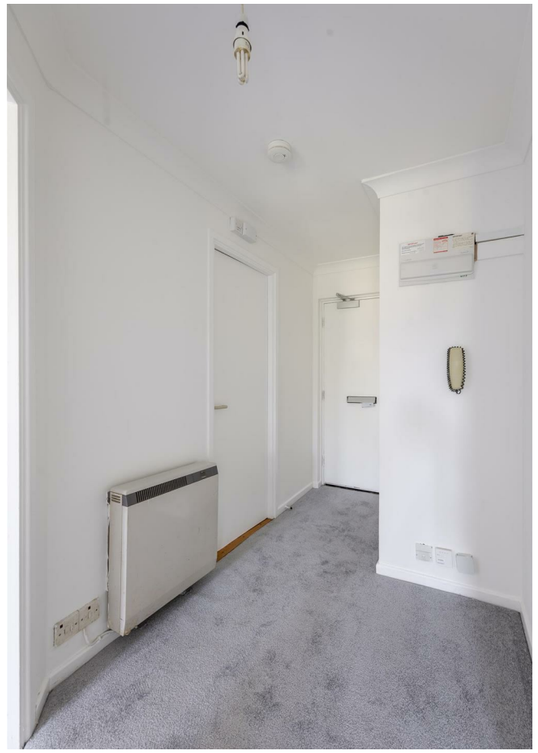
1 Bed Flat

Features:

- One Bedroom Apartment
- First Floor
- Located in the Heart of Hackney Wick
- Chain Free
- Moments Away from Hackney Wick Station
- Expected Monthly Rental Figure ~£2000

A bright and well-presented one bedroom first floor apartment in the heart of Hackney Wick, just moments from the station and surrounded by the area's independent cafés, canalside walks and creative spaces. Offered chain free, it's an ideal home for anyone looking to enjoy one of East London's most characterful neighbourhoods.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE...

Step inside and a central hallway connects each room, creating a practical layout that's easy to settle into. To one side, the reception room is a generous, light-filled space with a wide window drawing in plenty of natural daylight. There's ample room to relax, dine and work from home, while the neutral décor and fresh finishes provide a blank canvas ready for your own style.

The separate kitchen sits alongside the reception room and is fitted with contemporary wood-effect cabinetry, dark worktops and plenty of storage. Across the hall, the double bedroom is calm and spacious, complete with built-in wardrobes, while the bathroom is finished in a clean, modern style with a full-sized bath and overhead shower. Fresh flooring and a simple, understated palette continue throughout, making this a home that's ready to move straight into.

Outside your front door, Hackney Wick offers an ever-changing mix of independent coffee shops, breweries, waterside bars and creative studios. The Queen Elizabeth Olympic Park and Victoria Park are both close by, giving you acres of green space alongside world-class sporting facilities and year-round events.

WHAT ELSE?

- Hackney Wick Overground station is only a short walk away, providing easy connections to Stratford, Highbury & Islington and beyond.
- Victoria Park, the Queen Elizabeth Olympic Park and the canal towpaths are all nearby, offering plenty of options for walking, running and weekend afternoons outdoors.
- Explore local favourites including Crate Brewery, Barge East, White Post Café and the many independent cafés, galleries and studios that make Hackney Wick one of East London's most distinctive neighbourhoods.



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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