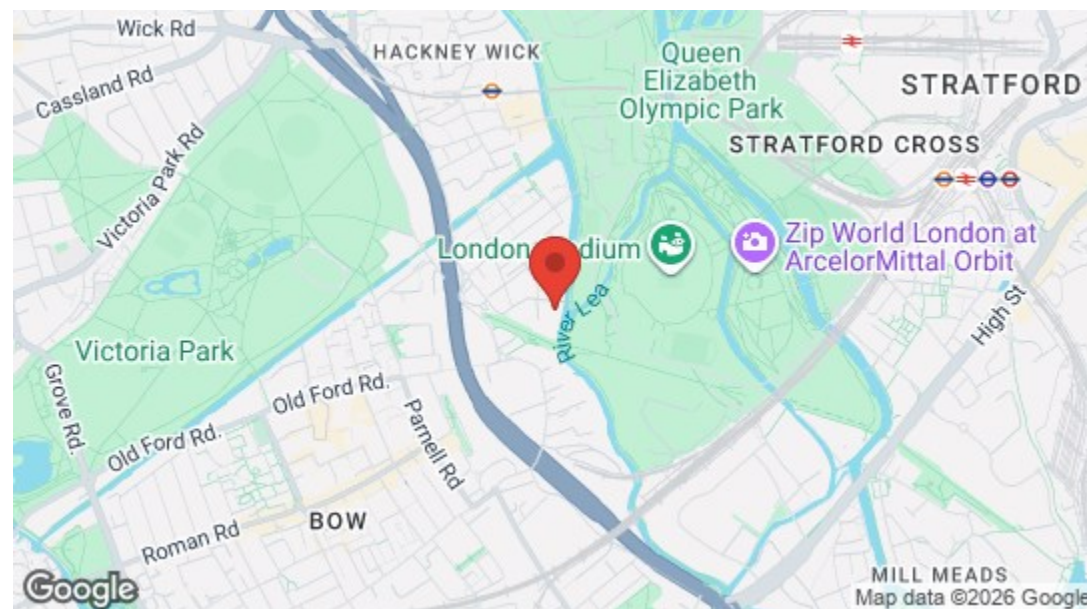




Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Bridle House, 4 Stables Yard, London  
**£3,450 Per Month**  
2 bed, Flat - Penthouse



➔ E17 Office  
236 Hoe Street  
E17 3AY  
0203 397 9797  
hello17@stowbrothers.com

➔ E11 Office  
117a High Street  
E11 2RL  
0203 397 2222  
hello11@stowbrothers.com

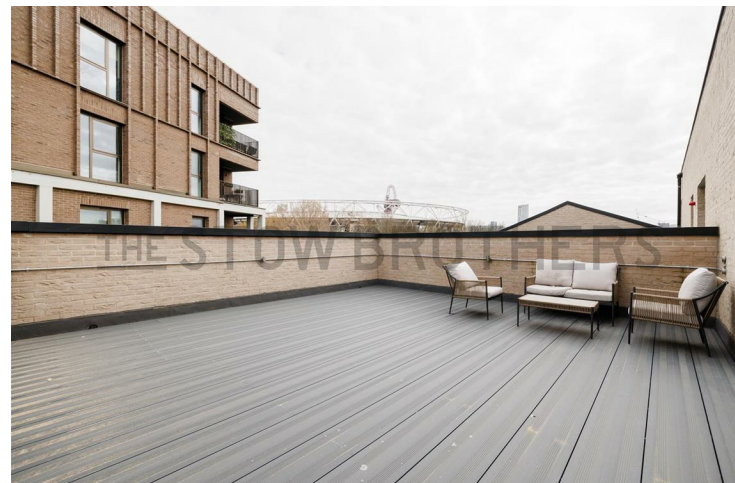
➔ E4 Office  
1 Bank Buildings,  
The Avenue, E4 9LE  
0203 369 6444  
hello4@stowbrothers.com

stowbrothers.com  
f i t @stowbrothers



## Features

- Two Bed, Two Bath Penthouse
- New Canalside Designer Development
- Located In Fish Island
- Juliet Balcony With London Stadium And Olympic Park Views



### WHAT ELSE?

- Hackney Wick overground is half a mile on foot. From here it's just one stop and seven minutes to Stratford, where the Central, Jubilee and Elizabeth lines provide seamless transfers to the entire capital.
- The development's reception and communal areas feature specially commissioned paintings by artist Maddie Willis, illustrating the area's evolving history.
- Whenever you need some retail therapy, the vast promenades of Westfield are just a twenty minute stroll away across the park.





## ➡ IF YOU LIVED HERE...

You'll step inside for a proper hallway providing a real full house feel. Turn right for some extra handy storage and direct access to that wonderful roof terrace. More than 400 foot of elevated and entirely secluded outdoor space, this is a show stopping addition with dark timber flooring and views of the London stadium and Arcelor Orbital. Head back inside via your second double bedroom and its patio doors.

Other highlights include your 220 square foot kitchen diner, where charcoal black cabinets are topped with marbled worktops and splashbacks, and home to a full range of appliances including wine fridge, electric hob and suspended extractor. Dual aspect, the space features a glazed Juliet balcony for more spectacular views. Next door your principal bedroom features an en suite shower room, finished in smoky sandstone, as is your family bathroom just off the hallway.

Outside and Hackney's Fish Island is home to a wide variety of charming, independent wining and dining spots, all just moments away. Barge East is a stand out; award winning fine dining on a floating barge all the way from Holland. Lanterna Pizzeria, Inis and Darling's Eatery are all also superb date night choices and well within an easy stroll. The Olympic Park is still the star though. You can be in among your rooftop terrace views and exploring acres of green space in barely five minutes.

