



Agate House

Wallis Road, E9

Asking Price £850,000

A beautifully presented three-bedroom duplex apartment arranged over two floors, offering approx. 1,110 sq. ft of contemporary living space with a private balcony and secure allocated parking within one of East London's most sought-after developments.

CHESTERTONS



Agate House

Wallis Road, E9

- 3 Bedrooms | 2 Bathrooms.
- Approx. 1110 sq ft of Internal Living Space.
- Spacious open-plan living and dining area.
- Modern fitted kitchen with integrated appliances.
- Allocated parking space included in the asking price.
- Excellent transport links to Stratford and the City
- Offered Chain-free with vacant possession.



A beautifully presented 3-bedroom apartment, offering approx. 1,110 sq ft of contemporary living space within one of East London's most sought-after developments.

At the heart of the home is an impressive open-plan living, dining and kitchen area, thoughtfully designed for both everyday living and entertaining. Floor-to-ceiling windows flood the room with natural light, enhancing the contemporary interior and providing access to the private balcony. The sleek, modern kitchen is beautifully appointed with integrated appliances, streamlined cabinetry and stylish grey worktops. Upstairs, the principal bedroom is a standout with a semi-walk-in dressing area and extensive fitted wardrobes, served by its own bathroom. Two further bedrooms and a second bathroom complete the upper floor, with a separate guest W/C on the entrance level. Bespoke made-to-measure remote controlled Velux blinds fitted to the skyline windows in the master bedroom and the third bedroom which allow the light to be tailored from morning to evening.

The property forms part of the popular Stone Studios development, ideally positioned moments from Hackney Wick's renowned independent cafés, restaurants, bars and creative spaces, as well as the open green spaces of Queen Elizabeth Olympic Park and Victoria Park, and scenic canal-side walks along the River Lea. Hackney Wick Overground is approx. 0.1 miles away, with Stratford (Elizabeth line, Central, Jubilee, DLR, Overground and National Rail) around 1 mile and Stratford International 0.7 miles. placing the City and Canary Wharf within easy reach.

Tenure: Leasehold 992 years approx. remaining.

Service Charge: £6,181 pa approx. (Incl. Block S/C £3,543.96 + Estate S/C £1,485.78 + Parking Space £1,150.94)

Ground Rent: Peppercorn

Local Authority: Hackney

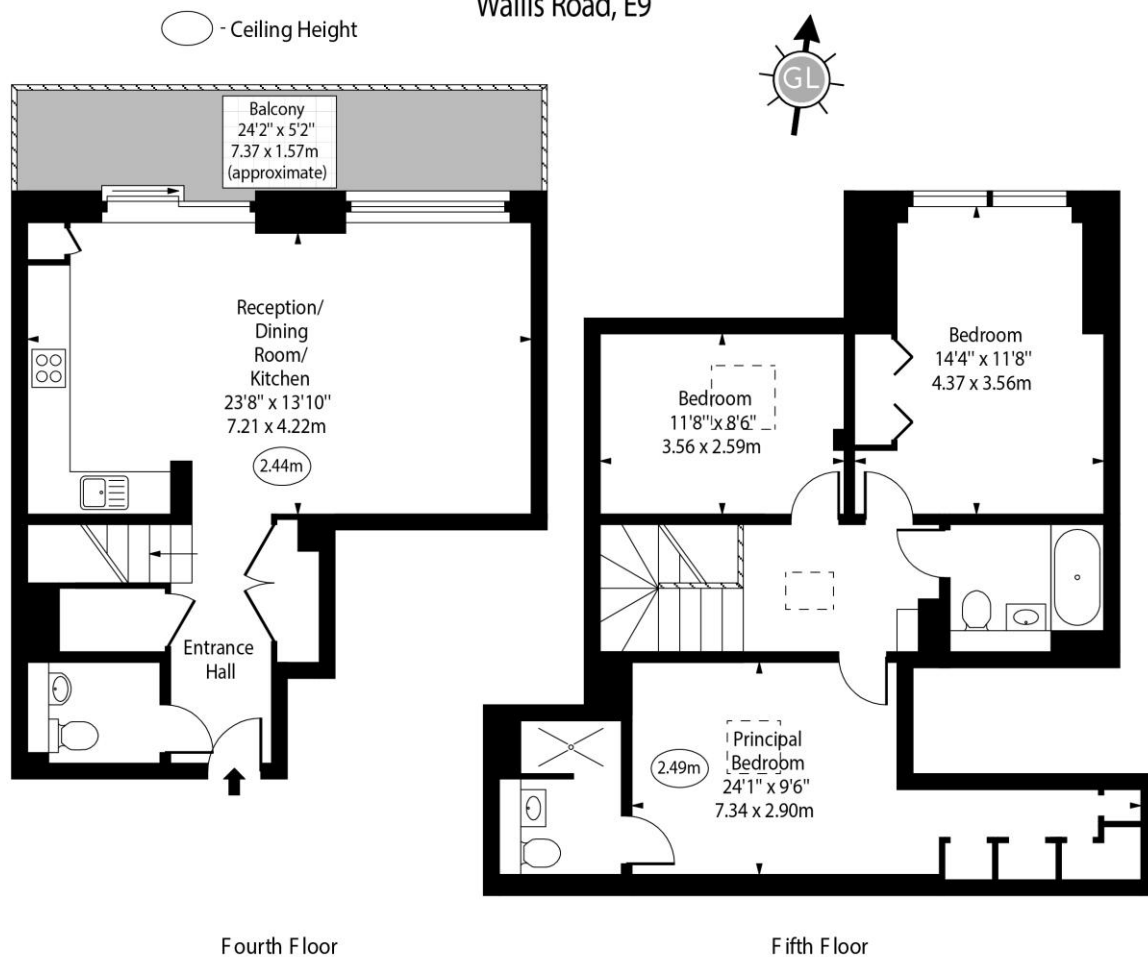
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area 1110 Sq Ft - 103.12 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 032379K

