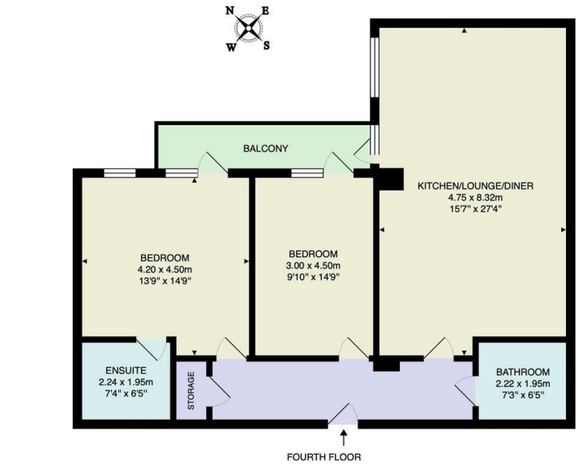


Total Area (Excluding Balcony): 93.7 m² ... 1009 ft²

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.

Kitchen/Lounge/Diner
15'7" x 27'3"

Bedroom
9'10" x 14'9"

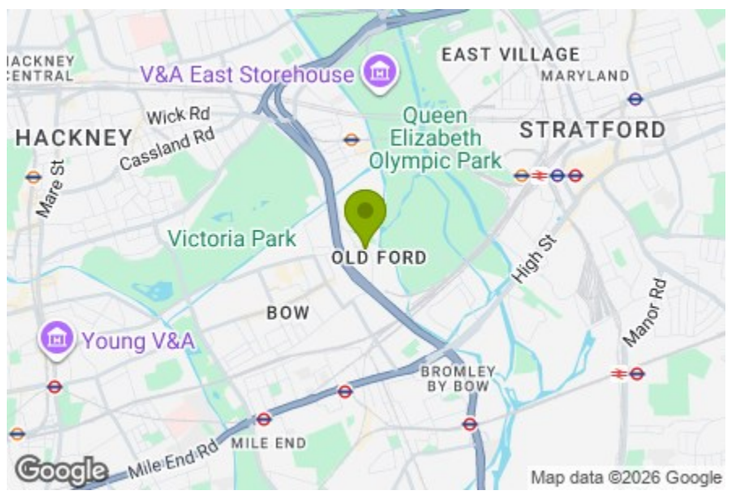
Bedroom
13'9" x 14'9"

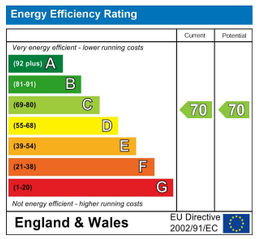
Ensuite
7'4" x 6'4"

Bathroom
7'3" x 6'4"

Storage

Balcony





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E17 & E10
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E18 & IG8
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WICK LANE, FISH ISLAND

Offers In Excess Of £525,000 Leasehold

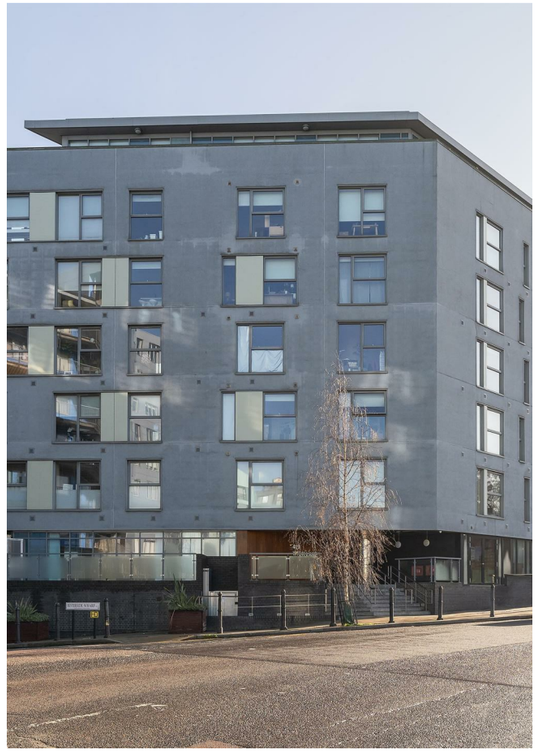
2 Bed Flat

Features:

- Two Bedroom Property
- Two Bathrooms
- Fish Island Location
- Short Walk to Hackney Wick
- Moments from Victoria Park
- Private Balcony with Canal & Stadium Views
- Communal Gardens
- Private Secure Parking Spot
- Approx 1009 Square Foot

This two-bedroom apartment offers generous accommodation of around 1,009 square feet, complemented by two bathrooms and a private balcony with views towards the canal and stadium beyond. Set within Fish Island, it enjoys a setting that feels both established and distinctive, with Hackney Wick a short walk away and Victoria Park close at hand. Residents also benefit from access to well-maintained communal gardens, adding another layer to the overall environment. A private, secure parking space is included, completing a property that balances scale, location and considered extras within one of East London's most characterful neighbourhoods

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IF YOU LIVED HERE...
The apartment opens into a welcoming hallway that sets a confident first impression, with a practical storage cupboard neatly positioned to one side. From here, the home leads into a generously proportioned kitchen, living and dining area where the sense of width is immediately apparent. Large glazed doors and windows draw in plenty of natural light, and the layout moves comfortably between cooking, dining and seating zones, lending itself just as easily to relaxed evenings as to entertaining. Clean-lined cabinetry sits naturally within the room, and the connection beyond the interior adds another dimension to everyday living.
The balcony itself is a real extension of the living space, shared by the main living area and both bedrooms. From here, views stretch across the landscaped communal gardens, where established planting and gently winding pathways create an attractive outlook and a pleasant sense of separation from the surroundings.
Set away from the living space, the main bedroom feels well balanced and thoughtfully arranged, with glazing bringing in daylight and a calm, considered atmosphere. An en suite sits alongside, finished in a contemporary style with soft-toned walls and a neatly arranged layout. The second bedroom is similarly appealing, with a broad expanse of glazing and a flexible footprint that works well for a variety of uses.
A separate bathroom serves the apartment, while the wider environment is enhanced by the nearby canal and carefully maintained communal gardens, where greenery and modern architecture sit comfortably together, adding to the overall appeal of the development.

Set within Fish Island itself, the area has a strong sense of identity shaped by its canalside setting and creative energy. Tuck Shop is a popular local favourite for relaxed brunches and comfort-led dishes, while INIS brings an Irish-inspired bar and restaurant offering known for its food, cocktails and lively atmosphere. Howling Hops Brewery and Tank adds to the social scene with its on-site brewing, large tanks and informal, sociable quality that draws people together throughout the week. Along the water, Barge East offers a distinctive floating restaurant and garden, while The Bow Bells provides a well-regarded pub with a classic neighbourhood feel. For outdoor space, both Victoria Park and the Queen Elizabeth Olympic Park are close by, offering expansive green landscapes and pathways to explore.
WHAT ELSE?
Transport connections are well placed, with Hackney Wick station a 14-minute walk away, providing Overground services into the City and beyond. Bow Church and Pudding Mill Lane stations are both reached in 16 minutes on foot, offering DLR links that connect easily with Canary Wharf, Stratford and wider transport networks across London.



A WORD FROM THE OWNER...

What we've loved most about this home is the sense of space and light throughout. The rooms are generous, bright, and airy, creating a calm and welcoming feel from the moment you arrive. It's also wonderfully quiet and peaceful — often the only sound you hear is birds chirping, which feels like a real luxury in London.

The size of the rooms has made everyday living easy, whether working from home or hosting friends. The bathroom is a particular highlight, finished with elegant marble-style tiles that add a sense of luxury and calm. We've also really enjoyed the communal areas, which are full of greenery and feel more like a shared garden than a typical apartment space. It's a relaxed, friendly environment where neighbours naturally sit and chat, giving the building a strong sense of community.

The location has been just as special. Victoria Park is only a nine-minute walk away and has been a big part of our routine, from morning walks to weekend

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