



Kitchen/Lounge/Diner
12'3" x 22'11"

Bedroom
11'3" x 12'7"

Bathroom
6'6" x 7'2"

Storage

Balcony
15'5" x 4'11"

FIFTH FLOOR
Total Area (Excluding Balcony): 51.7 m² ... 556 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.



HART YARD, LONDON

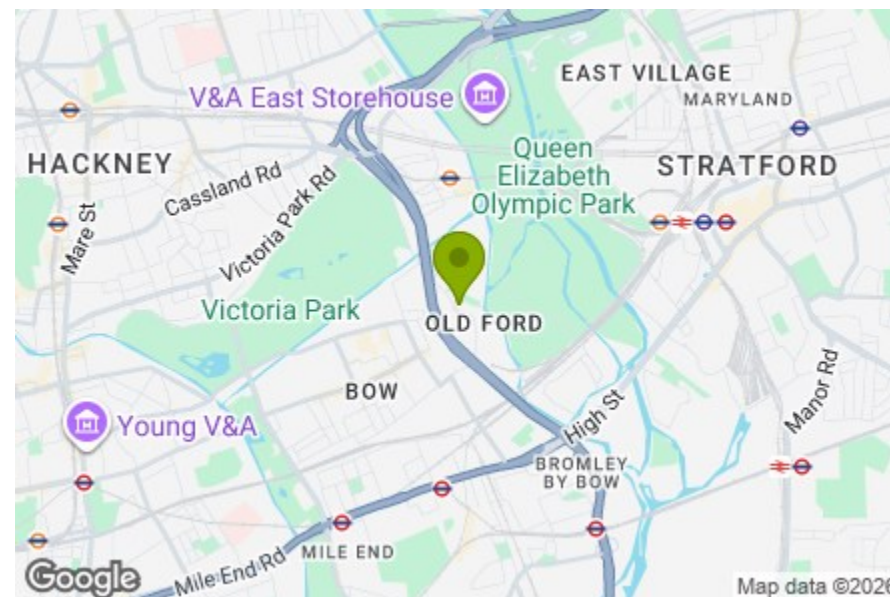
Offers In Excess Of £400,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Fifth Floor
- Beautifully Presented
- Communal Garden
- Moments Away from Victoria Park
- Moments Away from Hackney Wick
- Fish Island Location
- Bicycle Storage

Positioned on the fifth floor of a modern building, this one-bedroom apartment sits within the Fish Island neighbourhood and is presented in excellent condition throughout. The home offers a contemporary feel with a consistent and cohesive layout, complemented by a private balcony that extends the living space outdoors. Residents also benefit from access to a communal garden, adding an additional shared outdoor setting, alongside bicycle storage. Moments from Victoria Park and close to Hackney Wick, the location combines green open surroundings with a lively backdrop shaped by waterside routes and creative energy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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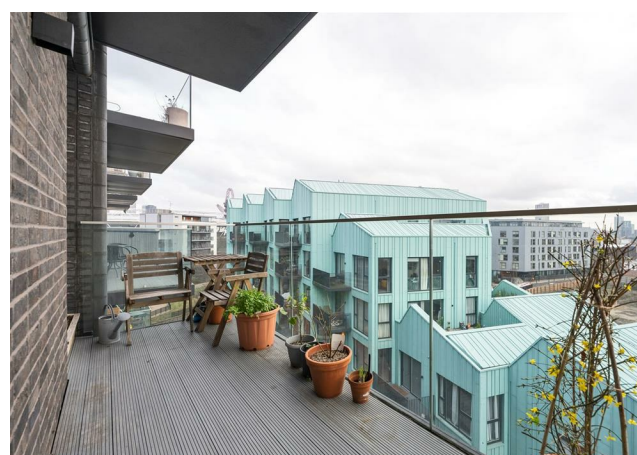
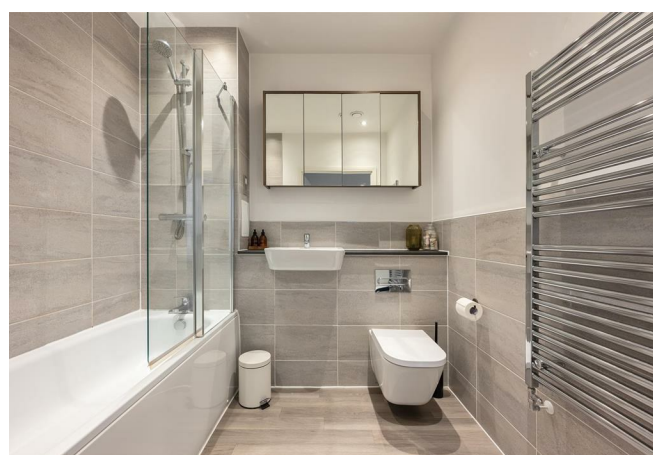
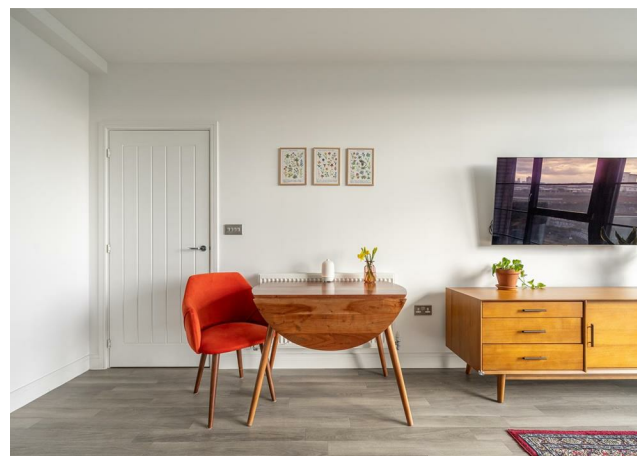
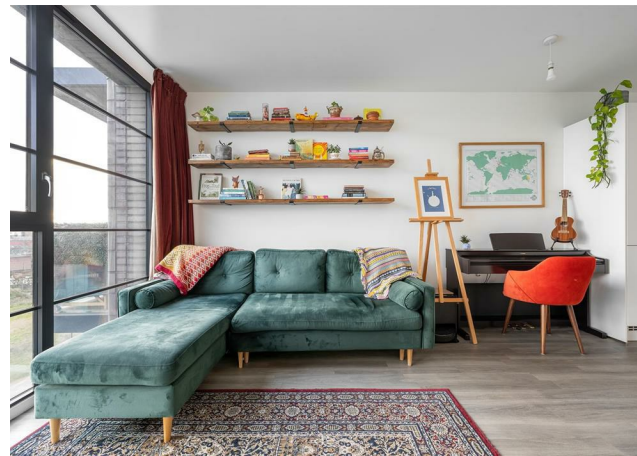
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IF YOU LIVED HERE...

Set within a thoughtfully designed development, the building presents a striking architectural presence. Landscaped pathways and planting soften the surroundings, creating a considered setting that feels contemporary yet well established, with a sense of care that carries through from the outside in. Stepping inside, the apartment unfolds from a central hallway where built-in storage is neatly integrated, drawing you naturally through to the main living area and giving the home a sense of ease from the moment you arrive. The kitchen, lounge and dining area forms the heart of the home, brought together in a fluid, generous arrangement that works equally well for everyday routines and hosting. Expansive glazing frames the outlook and leads directly onto the balcony, creating a strong connection between inside and out. The balcony itself provides an inviting extension of the living space, well suited to morning coffee, evening drinks or a quiet pause above the city. Glass balustrades keep the outlook wide and uninterrupted, enhancing the sense of space and elevation. The bedroom is thoughtfully proportioned, offering a composed and restful setting, with built-in mirrored wardrobes enhancing light and keeping the room visually streamlined. Completing the apartment, the bathroom is finished

in soft, neutral tones, with a bath and overhead shower adding flexibility, while the overall look carries a quietly luxurious edge. The surrounding neighbourhood is woven into the heart of Fish Island, an area celebrated for its creative energy, canalside setting and independent spirit. A cluster of destination spots sits right on the doorstep, from the much-loved comfort food at The Tuck Shop and refined, seasonal cooking at INIS, to small-batch beers poured straight from the tanks at Howling Hops Brewery and Tank Bar and relaxed dining aboard the moored barge at Barge East. Independent studios, makers and local retailers add to the area's character, while Queen Elizabeth Olympic Park offers broad open landscapes, waterways and architectural interest, and nearby Victoria Park brings a more traditional parkland feel, with cafés, tree-lined paths and its much-loved weekend market. **WHAT ELSE?** Transport connections are well placed, with Pudding Mill Lane Station on the DLR reached in 14 minutes on foot, and Hackney Wick Station on the London Overground 16 minutes away, offering easy links across the city. For cyclists, The Greenway is just three minutes away, providing a pleasant and traffic-free route for relaxed rides and everyday cycling.



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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