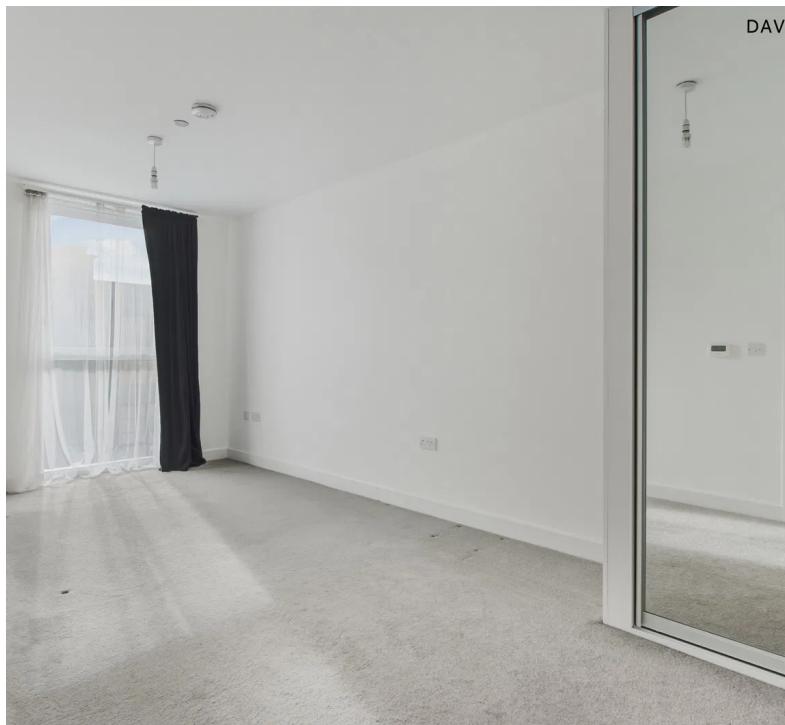
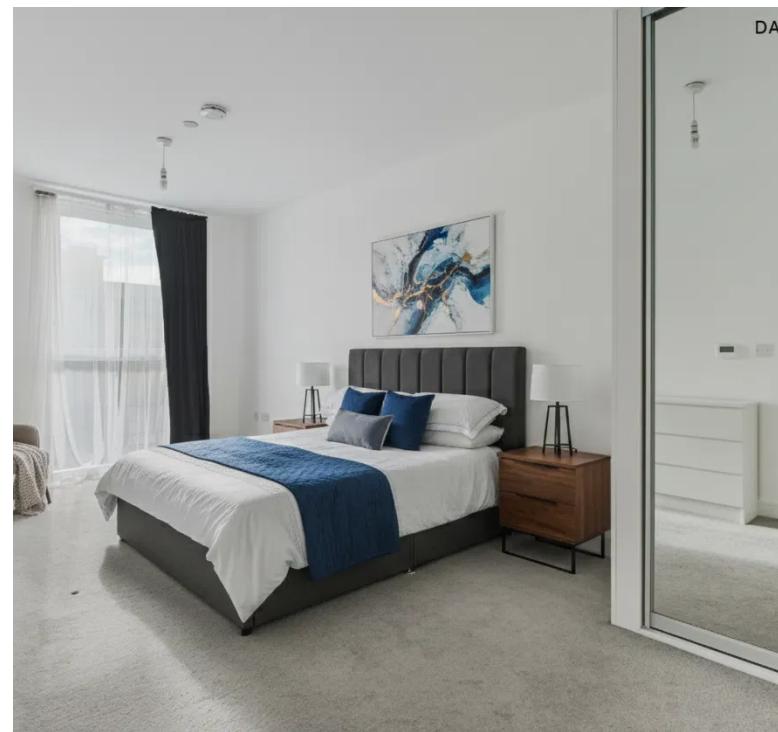


**Waterway Building, 12 Hart Yard, E3 2FW**  
25% Shared Ownership

**DAVID GREENSLADE**  
**exp** 25% SHARE  
**£150,000**



**Bedrooms: 2 Bathrooms: 2 Receptions: 1**

**Offered Chain Free. 25% Shared Ownership.** A Spacious & Modern Two Bed Two Bathroom Apartment with views to the London Stadium and The Orbital located on the 6th floor (top) of The Waterway Building, in the vibrant Fish Island, Hackney Wick.

The heart of the home is the bright and spacious open-plan kitchen/living area, perfect for modern entertaining. The kitchen is fully integrated with quality appliances.

The apartment features two spacious bedrooms, the primary bedroom with its own modern en-suite.

The main bathroom is finished with sleek grey tiling, offering a bathtub, shower, and contemporary fittings.

A highlight is the private, East facing balcony. It provides panoramic skyline views that stretch across East London, directly framing the London Stadium and the vast Queen Elizabeth Olympic Park. It's the ideal spot for your morning coffee or unwinding as the city lights up.

**Full Price: £600,000**

**Share 25%**

**Share £150,000**

**Rent: Approx. £1085.pcm**

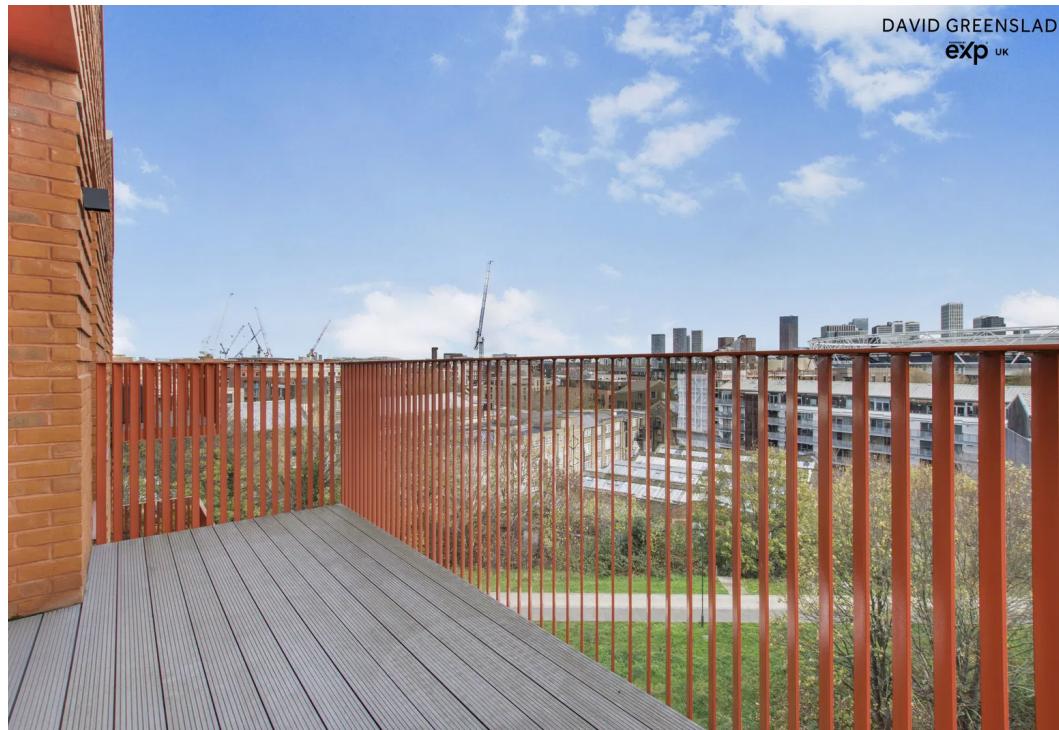
**Service Charge: £218.57pcm**

**Lease Remaining: 117 Years**

**Council Tax Band: D**

**EPC: B**

**++ PLEASE NOTE FURNITURE IS CGI GENERATED FOR MARKETING PURPOSES ++**



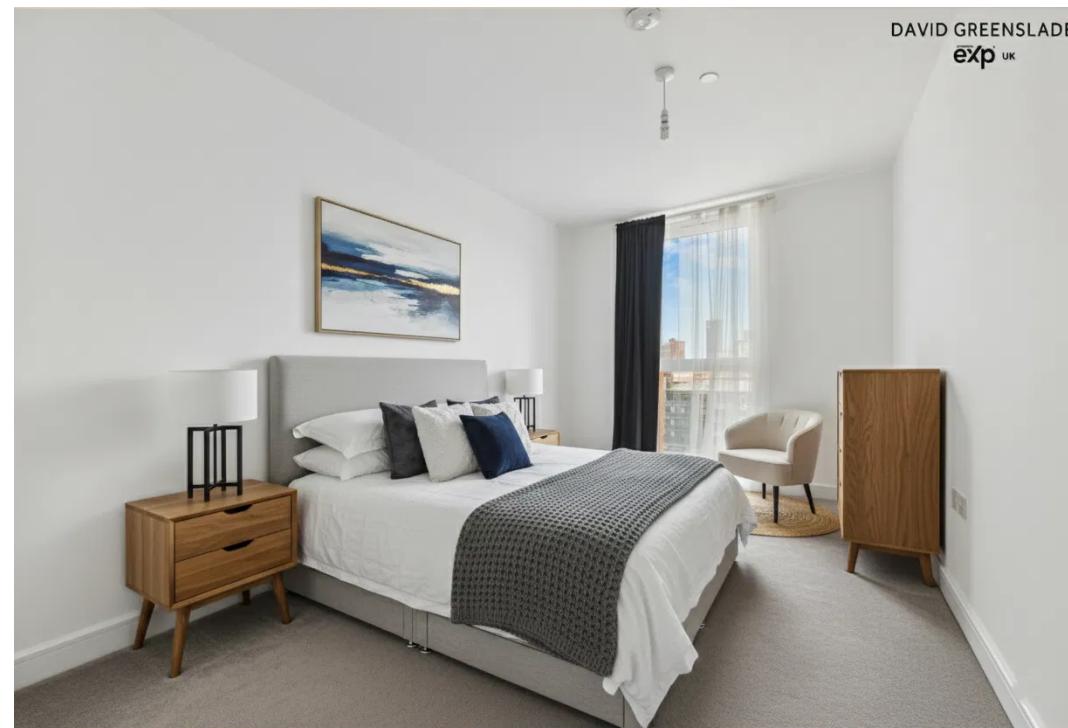
DAVID GREENSLADE  
exp<sup>UK</sup>



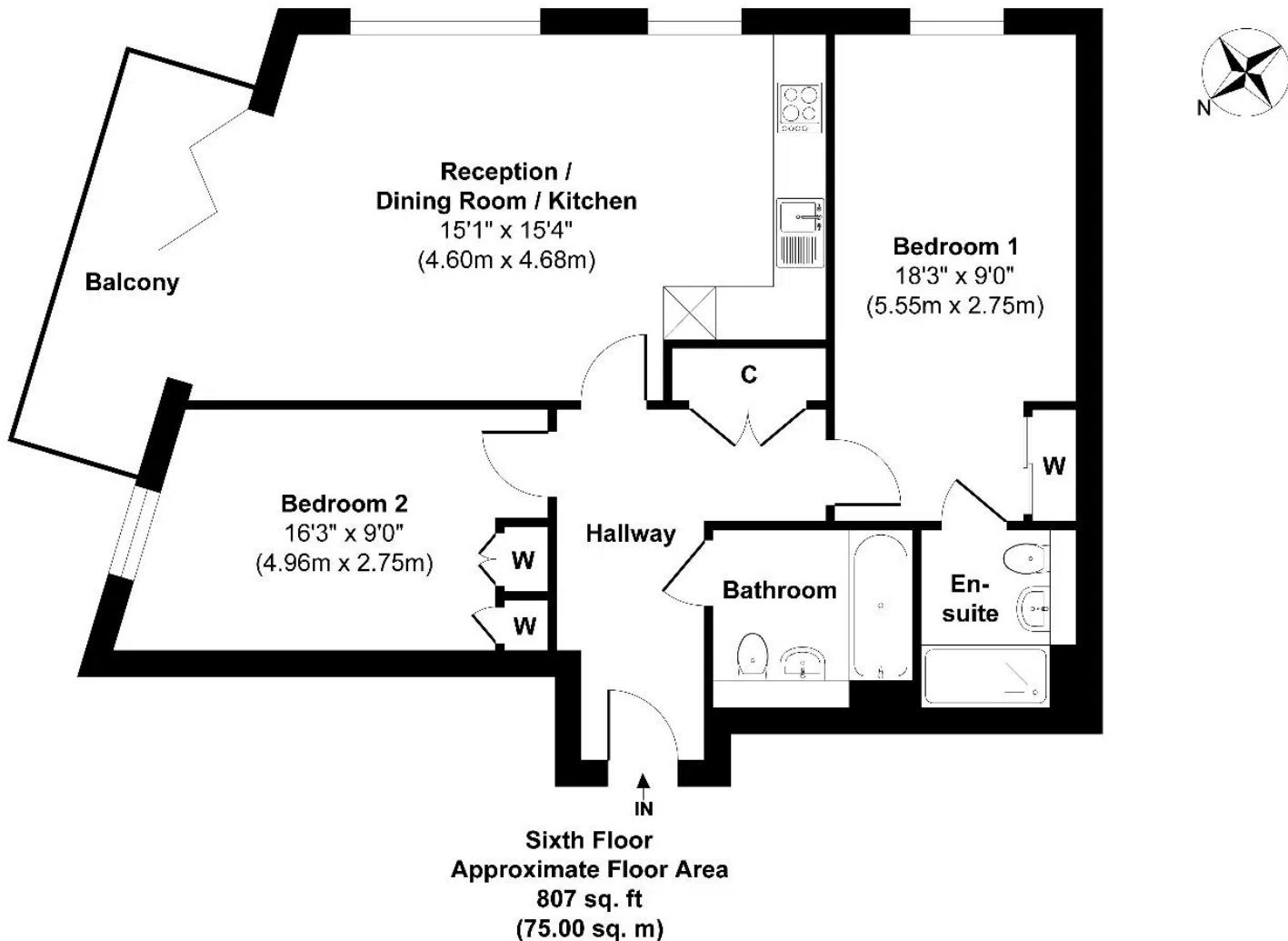
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exp<sup>UK</sup>



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exp<sup>UK</sup>



DAVID GREENSLADE  
exp<sup>UK</sup>



**Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m.**

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**David Greenslade**  
Your Personal Estate Agent

DAVID GREENSLADE  
**exp**

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