

Kitchen/Dining/Reception Room  
26'5" x 11'2"

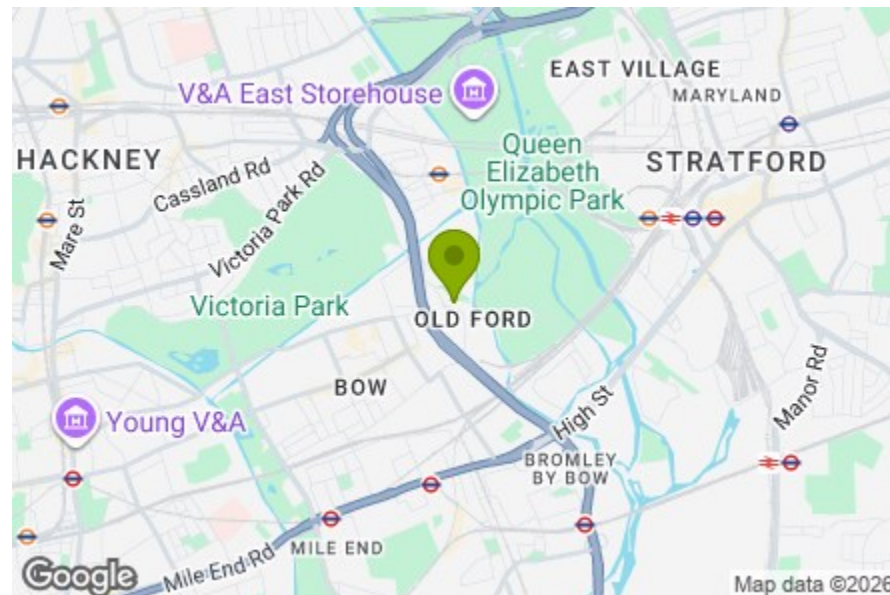
Bedroom  
14'5" x 9'0"

Bedroom  
15'3" x 9'5"

Ensuite  
6'7" x 4'11"

Bathroom  
7'0" x 6'5"

Balcony  
12'10" x 5'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	



## BUNDOCKS WALK, FISH ISLAND

Offers In Excess Of £550,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor
- Beautifully Presented Throughout
- Private Balcony (Afternoon/ Evening Sun)
- Minutes Away from Victoria Park
- City Views
- No Upstairs Neighbour
- Ample Storage

A beautifully presented two-bedroom, apartment on the fourth floor of a modern Fish Island development, with a private balcony and city views. Set just minutes from Victoria Park, this is a well-connected pocket with a distinct East London character, where the creative energy of Hackney Wick and the green open space of the Olympic Park are both close at hand.

REQUEST A VIEWING  
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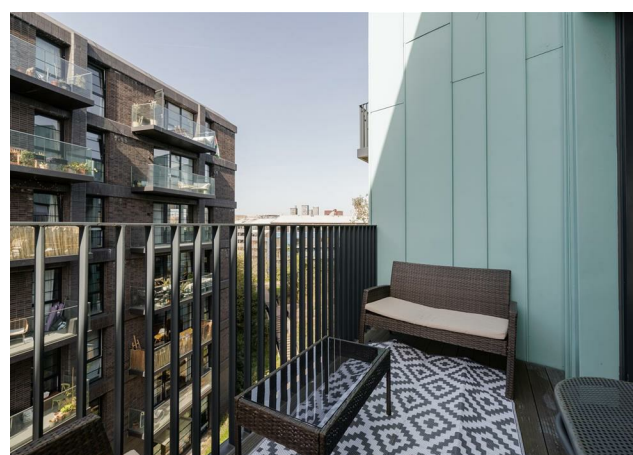
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**IF YOU LIVED HERE...**

Step inside and the main living space opens into a generous kitchen, dining and reception room, with an easy, well-balanced layout that suits everyday life. The kitchen is arranged in a clean-lined run with sleek grey cabinetry and integrated appliances, while the rest of the room offers plenty of space to eat, relax and entertain. Pale flooring and soft natural light keep the overall feel calm and contemporary, and doors open onto a private balcony, adding a welcome sense of openness along with those city views.

Both bedrooms are comfortable doubles, set away from the main living area for a little extra peace and privacy. The principal bedroom has its own ensuite, while the second sits conveniently close to the main bathroom, making the overall arrangement especially practical for guests, sharers or anyone wanting flexible extra space. The finish throughout is modern and well cared for, with a simple, unfussy feel that makes it easy to settle straight in.

The fourth-floor setting adds to the sense of light and horizon, while the balcony gives you a spot for a morning coffee or a quiet evening drink as the day winds down. It is a home that feels easy to live in, with everything

thoughtfully arranged and East London's best bits close by.

**WHAT ELSE?**

Fish Island has a creative, close-knit feel, with independent spots such as INIS set right on the canal towpath and serving coffee, cocktails and seasonal food in the heart of the neighbourhood. Simmos coffee, Tuck Shop and Two More Years are also moments away!

Victoria Park is just nearby, with its gardens, lakes, Sunday market and Pavilion Café making it an easy choice for weekend walks or a slow morning close to home.

Hackney Wick offers plenty close to home, from the V&A East Storehouse to well-loved local favourites including Crate right on the canal and Lucia's.

For getting around, Hackney Wick station and Pudding Mill Lane DLR are both within easy reach, making connections into Stratford, Canary Wharf and the City straightforward.



**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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