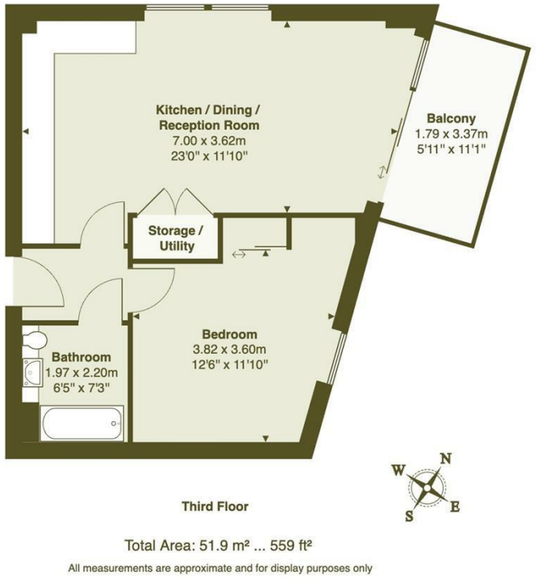
THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



Third Floor

Total Area: 51.9 m² ... 559 ft²

All measurements are approximate and for display purposes only

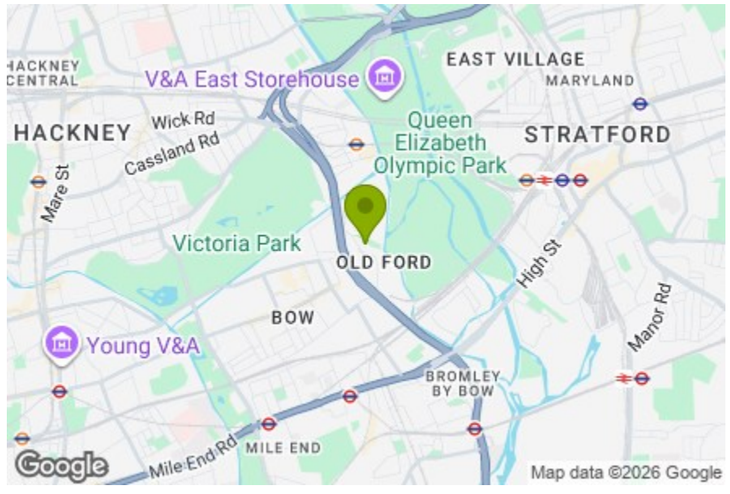
Kitchen/ Dining / Reception Room
22'11" x 11'10"

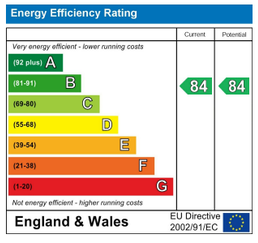
Balcony
5'10" x 11'0"

Bedroom
12'6" x 11'9"

Bathroom
6'5" x 7'2"







HART YARD, FISH ISLAND

Offers In Excess Of £399,999 Leasehold

1 Bed Apartment

Features:

- One Bedroom Apartment
- Situated On Third Floor
- Immaculately Presented
- Private Balcony
- Fish Island Location
- Moments From Victoria Park

An immaculately presented one bedroom apartment on the third floor of the Waterway Building, in the heart of Fish Island. With stylish interiors, a private balcony and Victoria Park just moments away, this is a fantastic spot to call home. Fish Island and neighbouring Hackney Wick offer an excellent mix of independent cafés, waterside restaurants and creative spaces, with plenty to explore right on your doorstep.

REQUEST A VIEWING
0208 520 3077

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hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

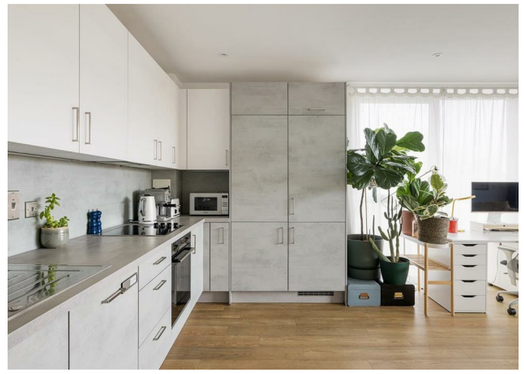
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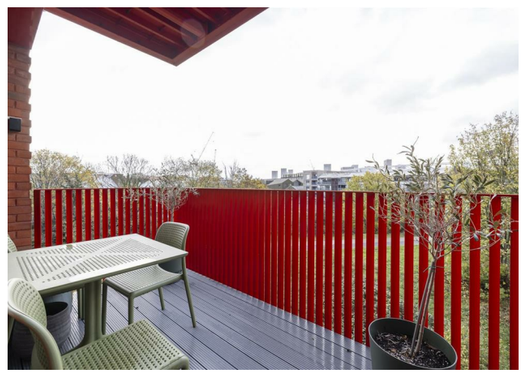












REQUEST A VIEWING
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IF YOU LIVED HERE.....

Step inside and you'll discover a beautifully finished home with plenty of personality. The entrance hallway sets the tone with a bold yellow feature wall, leading through to a bright open-plan kitchen and reception room. Large windows flood the space with natural light, while wood-effect flooring and crisp white walls create a fresh, contemporary feel. There's plenty of room to unwind, entertain friends or work from home, with space for a dining table and comfortable seating. The private balcony extends the living area outdoors, offering a lovely place to enjoy a morning coffee or a drink as the day winds down.

The kitchen is neatly arranged along one wall, with sleek white cabinetry, integrated appliances and generous worktop space. Its simple design complements the living area, making the whole space feel open and sociable, whether you're cooking for friends or enjoying a quiet evening at home.

The double bedroom continues the apartment's considered styling, with soft neutral tones, a large window and mirrored wardrobes offering useful storage. The bathroom is finished with grey tiling, a contemporary vanity unit and a bath with overhead shower. Every room has been carefully maintained, creating a home that feels ready to move straight into.

WHAT ELSE?

- Fish Island has a growing collection of independent cafés and neighbourhood favourites, including Inis, Tuck Shop and Simmos Coffee. Nearby, CRATE Brewery and Barge East are popular spots for food and drinks by the water.

- Victoria Park is within walking distance, with its lakes, open lawns and weekend markets. The Queen Elizabeth Olympic Park is also close by, offering plenty of space for walking, running and cycling.

- Hackney Wick Overground station is a short walk away, with connections to Stratford and the wider Overground network. From Stratford, the Elizabeth line, Underground and National Rail services make travelling across London easy.



A WORD FROM THE OWNER....

"There's so much I love about this flat, starting with where it is. Victoria Park and the Olympic Park are both on the doorstep, so green space is never far away. Hackney Wick is close by for a great night out, and Roman Road offers its famous market, cafés, restaurants and shops. Stratford is nearby for shopping, cinemas and more places to eat. If you're a football fan, you're right next to the West Ham stadium, and if you're into art and culture, the new East Bank hub, with Sadler's Wells, V&A East and plenty more, is close by also. Getting around is easy. The Overground, buses and DLR are all close, e-bikes are everywhere, and it's a quick journey to Stratford for the Tube.

For a recently built flat, it has a lot of personality. My favourite part is the balcony, which looks out over the West Ham stadium and the Olympic Park's Orbit. It feels really special that, instead of looking into other people's windows, you're looking out at open green space. And for a one-bed, there's surprisingly good storage. It really is a bit of a gem of a flat. We've been very very happy here!"

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