



Wyke Road, London, E3 2ZQ

Offers over **£425,000**

**arley**  
property

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

- One double bedroom
- Private balcony
- First floor
- Underfloor heating
- Gym, Concierge & Bike storage
- Close to Hackney Wick Station
- Moments from Olympic Park & Victoria Park

A beautifully presented one-bedroom apartment with a private balcony, set on the first floor of the highly regarded Fish Island Village development in Hackney Wick.

Finished to a contemporary standard throughout, the apartment features underfloor zonal heating and floor-to-ceiling windows and doors, allowing an abundance of natural light. The open-plan kitchen and dining area flows seamlessly into the living space and out onto a covered balcony with views towards the canal.

The generous double bedroom benefits from fitted wardrobes and a second window overlooking the balcony. A modern bathroom suite, a practical utility and storage cupboard, and a welcoming entrance hallway complete the accommodation. Residents enjoy the convenience of a concierge service, basement cycle storage, and a residents' gym.

Set within Hackney's former warehouse quarter, Fish Island's characterful industrial architecture now frames an outstanding collection of independent restaurants, bars and cafés. Perfectly positioned between Queen Elizabeth Olympic Park and Victoria Park, two of the capital's finest green spaces are within five and ten minutes' walk, respectively.

Hackney Wick station is located half a mile away, offering fast Overground connections to Stratford, Hampstead Heath, and Camden Town.

#### **LOCAL LIFE**

A vibrant neighbourhood scene sits right on your doorstep. Enjoy canalside craft beer and pizza at Crate Brewery, around five minutes on foot, or opt for Lanterna, which is on your doorstep. For something truly distinctive, Barge East offers refined dining and cocktails aboard a beautifully restored Dutch barge beside the Olympic Park.

Victoria Park, London's oldest purpose-built park, is just a third of a mile away, with cafés, sports facilities and tranquil lakes.

One stop from Hackney Wick or a scenic 20-minute walk across the parklands, Stratford provides exceptional connectivity across London, alongside the extensive retail, dining and leisure offering at Westfield Stratford City.

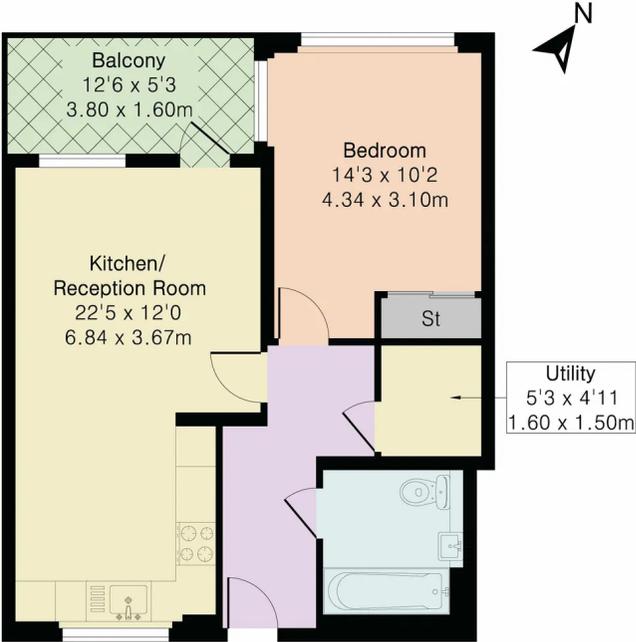




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Gross Internal Area 568 sq ft - 53 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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