



**£150,000 for 25% Share**  
Waterway Building, Hart's Yard, E3

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

A Spacious & Modern Corner 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.

A highlight is the private, East facing balcony. It provides panoramic skyline views that stretch across East London.

The Hackney Wick Lifestyle: Culture, Community, and Green Space. Living here means immersing yourself in a vibrant, artistic community known for its independent spirit and waterside appeal.

#### Local Gems & Culinary Delights

Hackney Wick is a hub for craft beer, unique dining, and waterside bars. You're minutes from local favorites, including:

**Crate Brewery & Pizzeria:** Iconic canalside spot for stone-baked pizza and craft beer.  
**Cornerstone:** Award-winning seafood restaurant for a Michelin-recommended dining experience.  
**Barge East:** A historic 120-year-old Dutch barge serving locally sourced dishes right on the River Lea.

**Ethical Bean Company.** Great coffees and a hub of the community.

**Tuck Shop:** Your local neighborhood store and cafe, championing British farmers, seasonal produce, and craft beer.

**Culture:** Experience top-tier entertainment at the London Stadium (directly visible from your balcony) and enjoy the immersive ABBA Arena, both minutes away.

**Green Space:** Endless recreation awaits at the sprawling Queen Elizabeth Olympic Park and the beautiful Victoria Park, home to a vibrant Sunday market.

**Shopping & Convenience:** Westfield Stratford is a short drive/walk away for premier retail, while local Roman Road High Street and amenities like Asda, Lidl, and Sainsbury's are all easily accessible.

Full Price: £600,000

Share 25%

Share £150,000

Rent: Approx. £1085.pcm

Service Charge: £218.57pcm

Lease Remaining: 117 Years

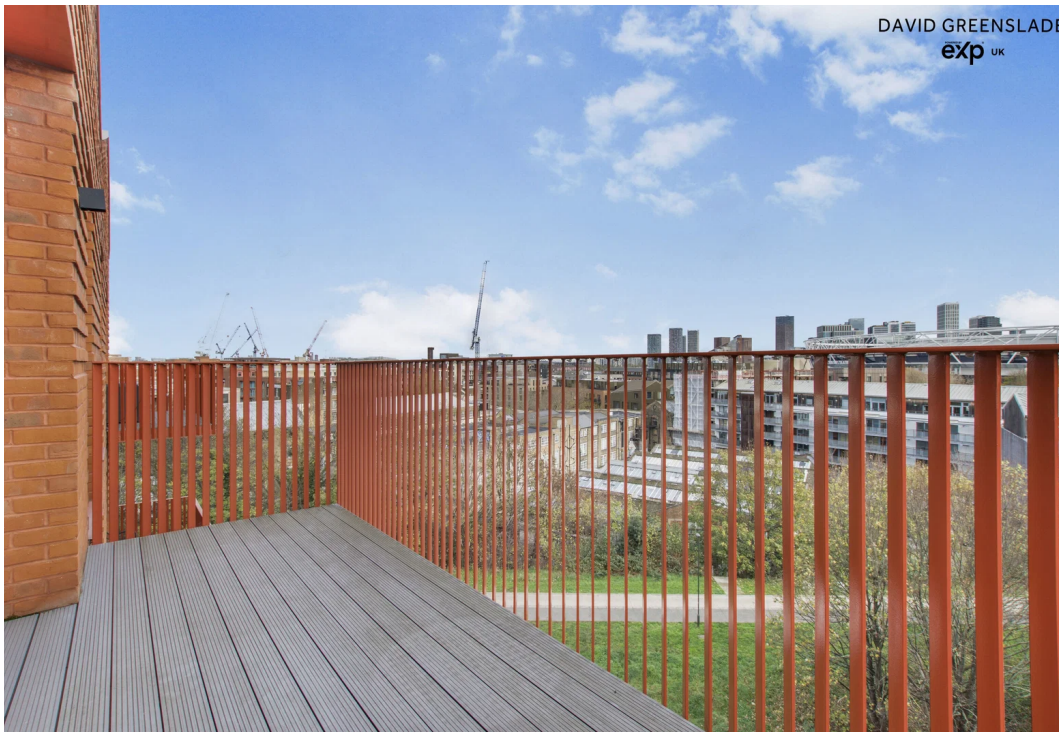
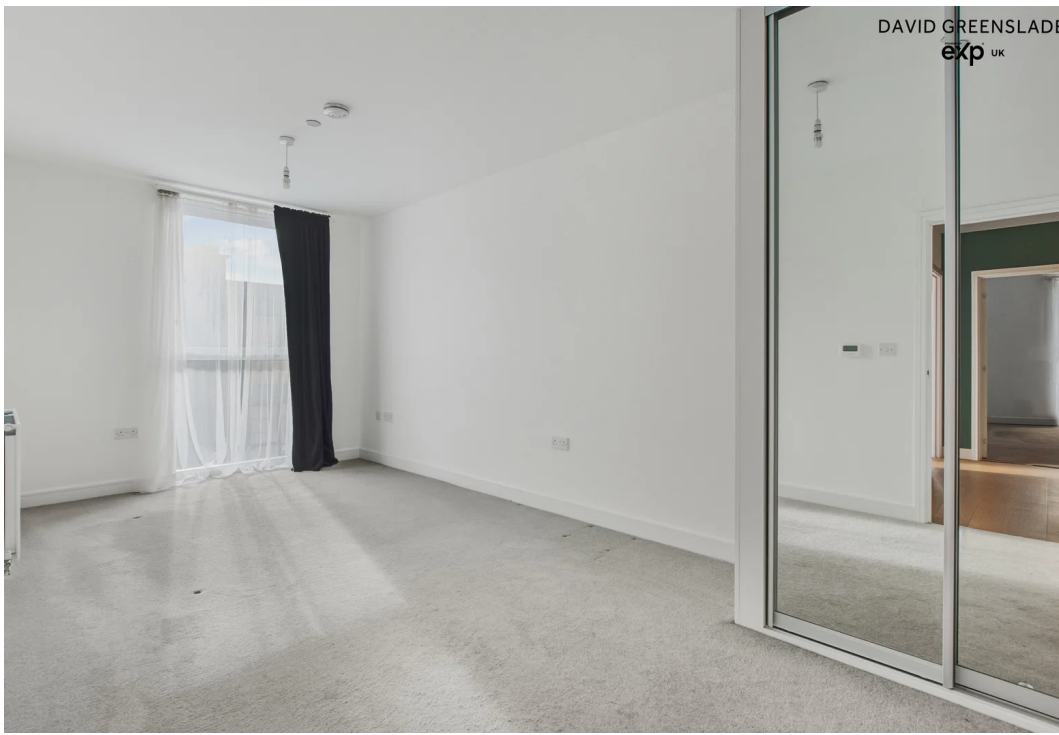
Council Tax Band: D

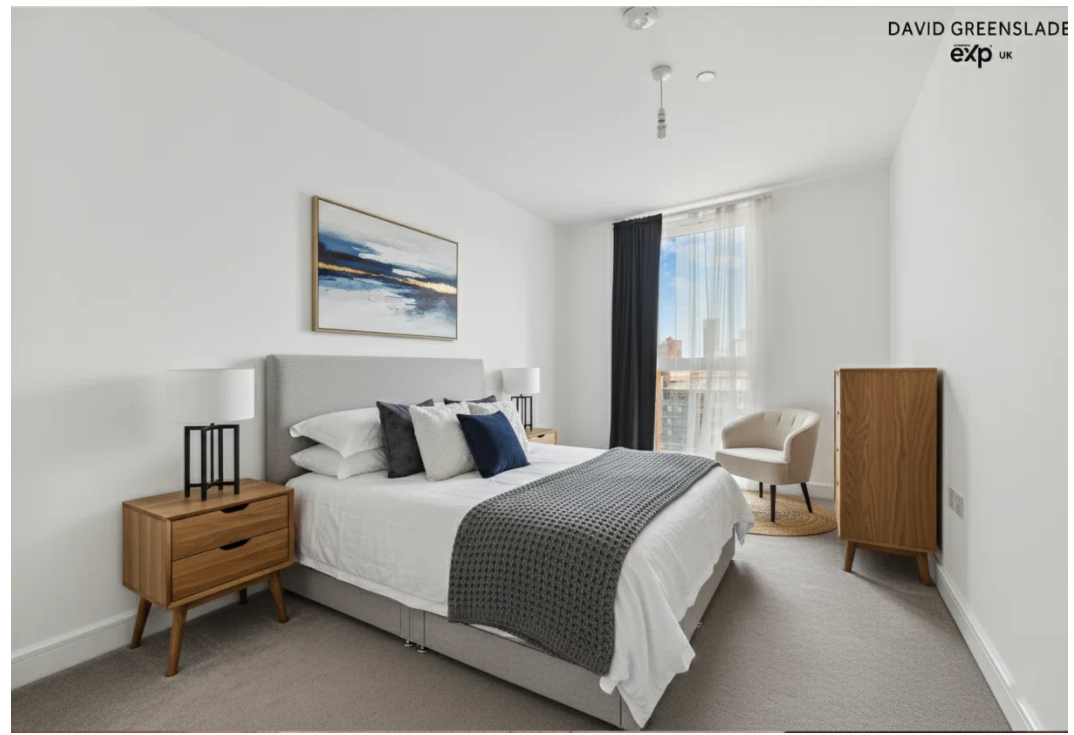
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**++ PLEASE NOTE FURNITURE IS CGI GENERATED FOR MARKETING PURPOSES ++**

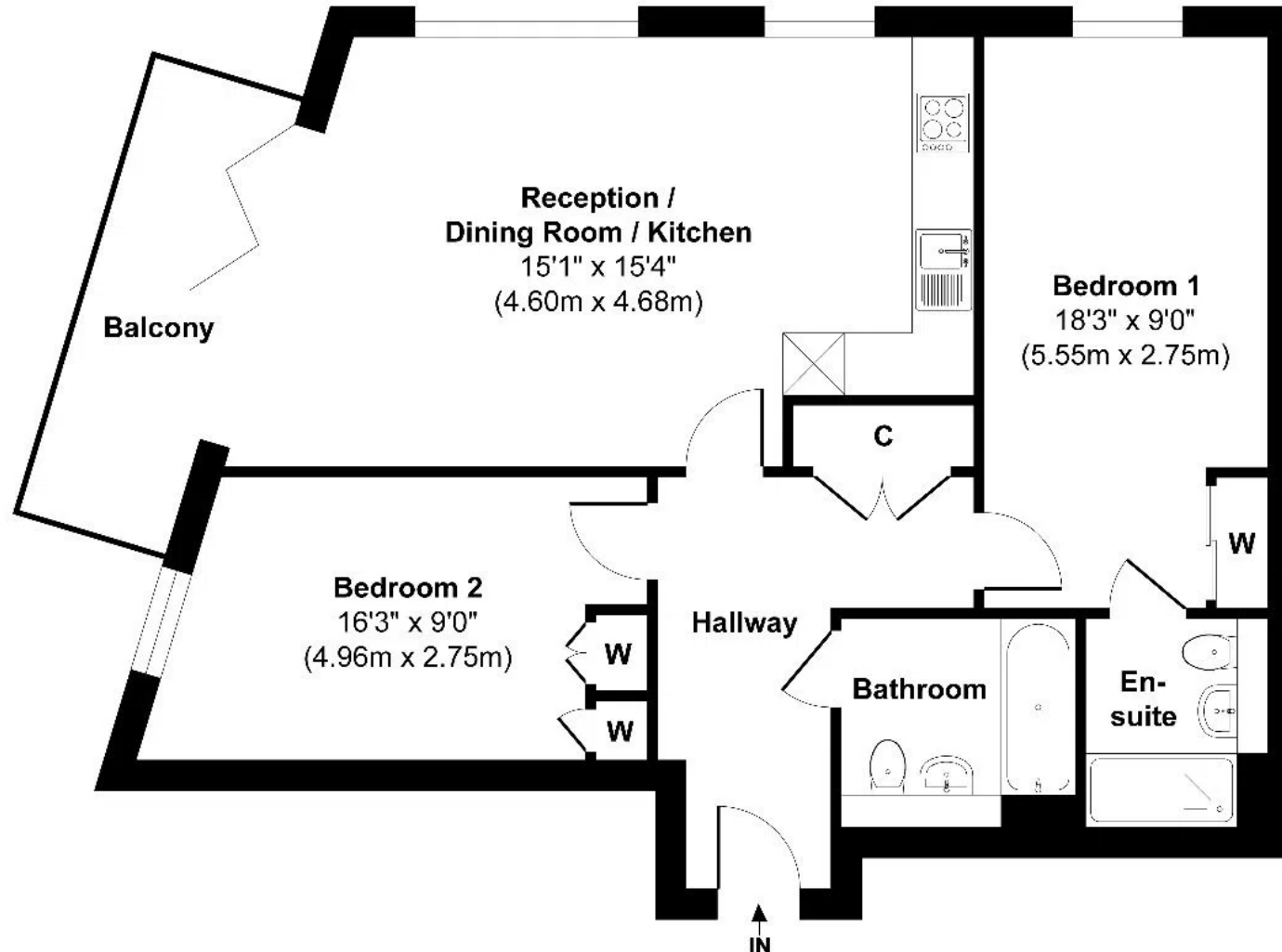


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**Sixth Floor**  
**Approximate Floor Area**  
**807 sq. ft**  
**(75.00 sq. m)**

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

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