Wick Lane, London, E3

BUTLER & STAG

## Guide Price - £475,000 to £500,000

**Nestled along the banks of the picturesque River Lea, this 1088 Sq/Ft two bedroom, two bathroom apartment combines modern comfort with urban scenic views, creating a relaxing atmosphere.**

# Leasehold

- 1088 Sq/Ft Internal Living Space
- Chain Free
- Two Bedrooms
- Dynamic Communal Gardens
- A1 Status - EWS1 Compliant
- Fifth Floor
- River-Side Development
- Waterside Development
- Moments From Olympic Village
- Two Bathrooms

This lavishly sized two-bedroom apartment which is located on the fifth floor of Ink Court features a flowing open plan living area, including a stylish, fully fitted kitchen with integrated appliances, two double sized bedrooms and two bathrooms.

Wick Lane is on the fringes of Hackney Wick, which is now a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this hidden gem.

Building on the area's legacy, this bold vision of a village fuses traditional industrial architecture with forward-thinking design. The creation of a sustainable and supportive environment for all that live and work here is front of mind and this vision has been conceptualised in partnership with Ink Court.

Retail therapy's covered when dusk falls in nearby Stratford. The area is full of entertainment options, you can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

Transport links include nearby Hackney Wick (Overground), Stratford (major hub including Central Line) Pudding Mill Lane (DLR), and Bow Road tube (District Line & Hammersmith & City Line), all allowing for swift access to the City and Canary Wharf.

## Ink Court, Wick Lane Bow, E3

Approx. Gross Internal Area 1088 Sq Ft - 101.08 Sq M

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# Fifth Floor

Floor Area 1088 Sq Ft - 101.08 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/5/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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