



Meldola Yard, London, E9

BUTLER & STAG



Stunning one bedroom apartment within the highly sought-after Meldola Yard, located in the heart of vibrant Hackney Wick.



£2,200 Per Calendar Month

- One Bedroom Modern Apartment
- Beautifully Appointed
- Communal Roof Top Gardens
- Part Furnished
- 577 Sq/Ft Internal Living Space
- Resident-Only Gym
- Hackney Wick Station Moments Away
- Available 13th December 2024

Enjoying a prime location for some of East London's most popular spots, the property is just a short walk from Victoria Park, the overground station and boutique eateries of Hackney Wick, and the Regent's Canal. Nearby Westfield Stratford offers a wider array of retail and leisure options for a complete lifestyle experience.

The bright and expansive living space features an open-plan layout that seamlessly integrates the lounge, dining, and kitchen areas, perfect for entertaining.

Equipped with state-of-the-art appliances, including an integrated oven, fridge-freezer, and dishwasher, the designer kitchen offers ample counter space and stylish cabinetry for a clean, contemporary aesthetic.

Step out onto your private balcony to enjoy views of the surrounding area, perfect for morning coffee or evening relaxation.

The large double bedroom is a serene retreat with ample natural light, floor-to-ceiling windows and built-in storage, providing an ideal space for relaxation.

The bathroom boasts premium fixtures and fittings, featuring a large vanity unit and high-end tiling, providing a spa-like experience in your own home.

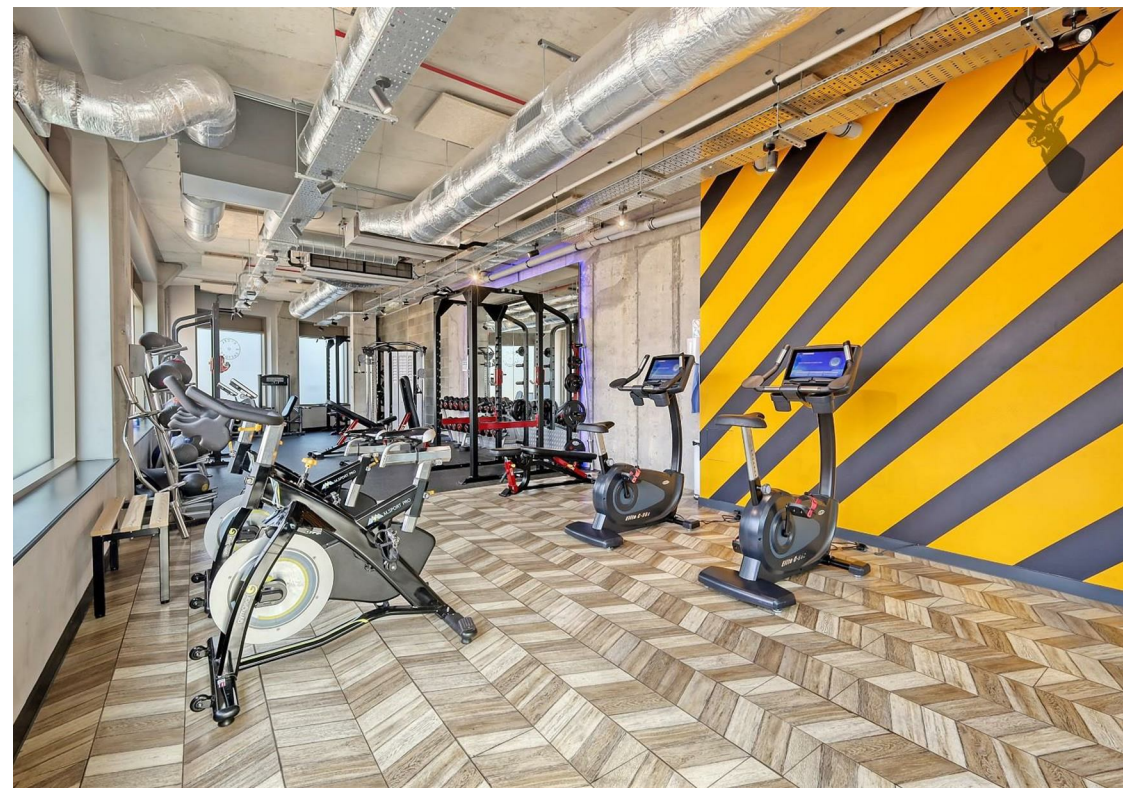
Throughout the apartment, attention to detail is evident in the high-quality finishes, including underfloor heating, energy-efficient lighting, premium flooring, herringbone lay tiling, combining functionality with luxury.

Meldola Yard is a secure development with gated entry, lift access, resident-only gym, communal roof top gardens and concierge service, ensuring peace of mind and convenience for residents.

Offered part furnished and available from 13th December.

EPC Rating B
Council Tax Band C

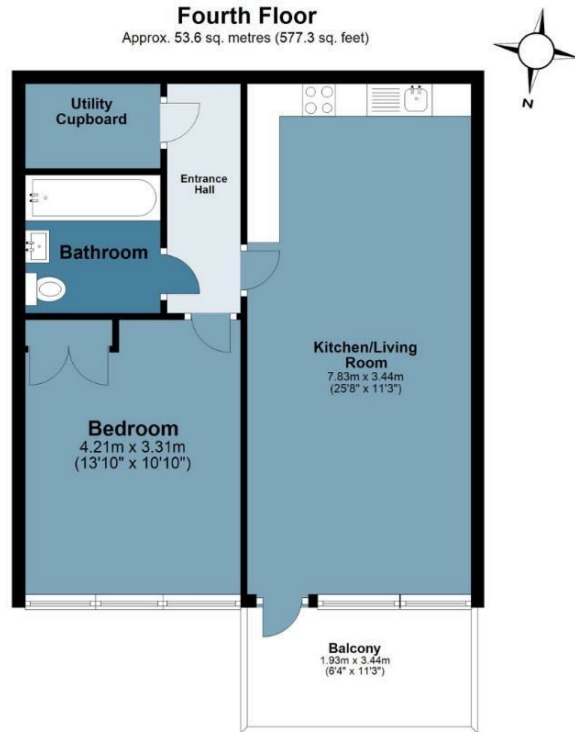




Meldola Yard



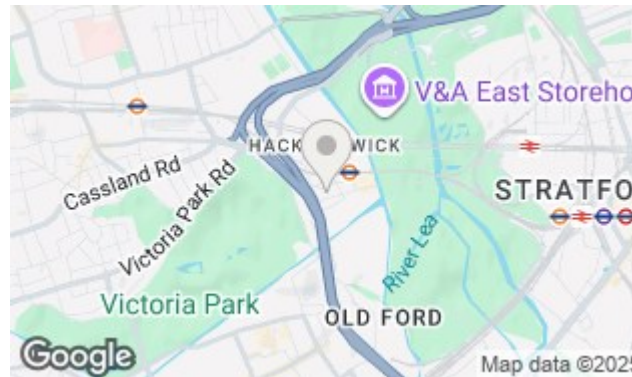
Approx. Gross Internal Area 53.6 sq. metres (577.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk

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.