Meldola Yard, London, E9

BUTLER & STAG

Price Guide £425,000 - £450,000
Welcome to this stunning 1-bedroom apartment in the highly sought-after Meldola Yard, E9. Offering contemporary living at its finest, this ultra-modern residence is perfect for those who value design, comfort, and a prime location in the heart of Hackney. With cutting-edge finishes and sleek, stylish interiors, this apartment is a true gem in the vibrant E9 area.

Leasehold

- Fourth Floor Modern Apartment
- Resident Only Gymnasium
- Lift Access To All Levels
- Hackney Wick Station A Moments Walk Away
- 577 Sq/Ft Internal Living Space
- One Bedroom
- EWS1 Compliant
- Chain Free

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.

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.

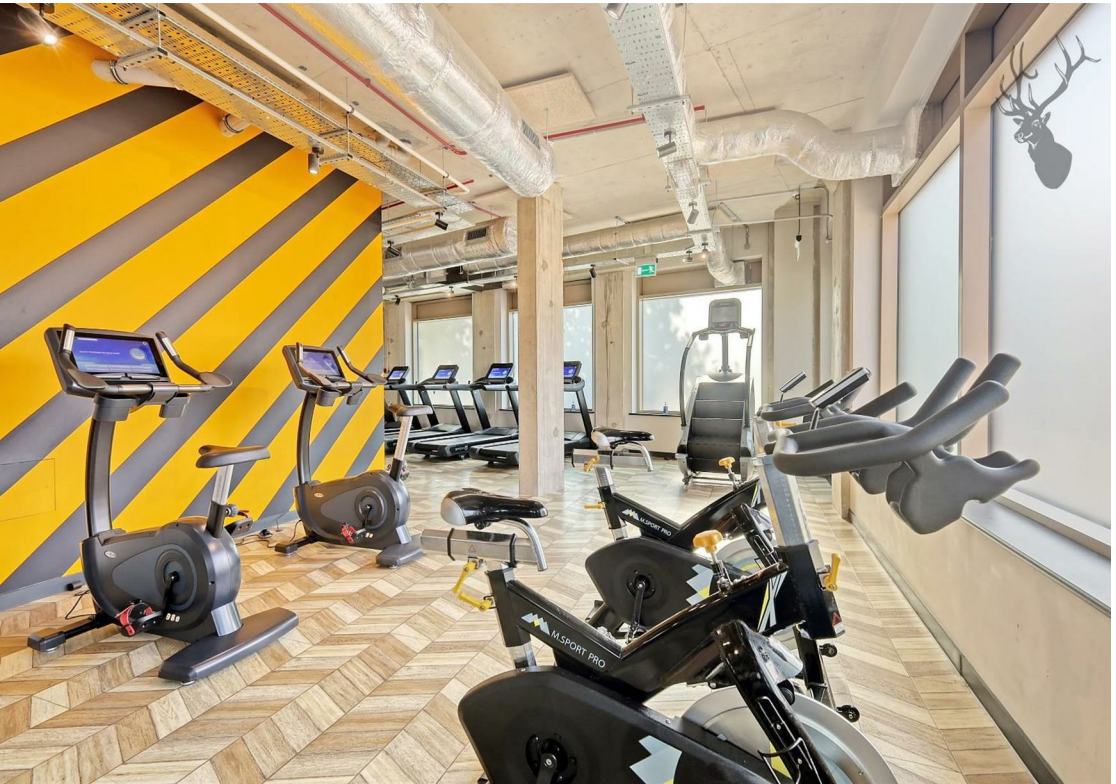
The bathroom boasts premium fixtures and fittings, featuring a large vanity unit, and high-end tiling, providing a spa-like experience in your own home.

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

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

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

Situated in the trendy Hackney Wick E9 area, this apartment benefits from its proximity to some of East London's most vibrant spots. Just a short walk from Victoria Park, Hackney Wick, and the Regent's Canal, you'll have an abundance of green spaces, cafes, bars, and restaurants at your doorstep.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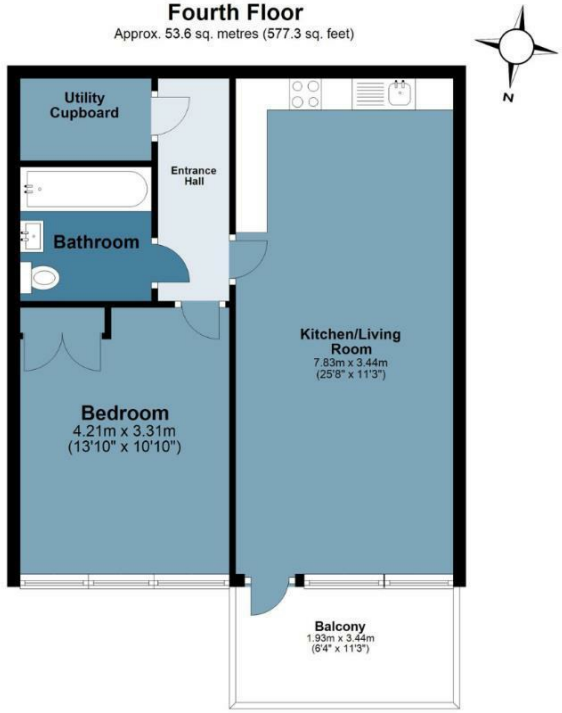
Meldola Yard

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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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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