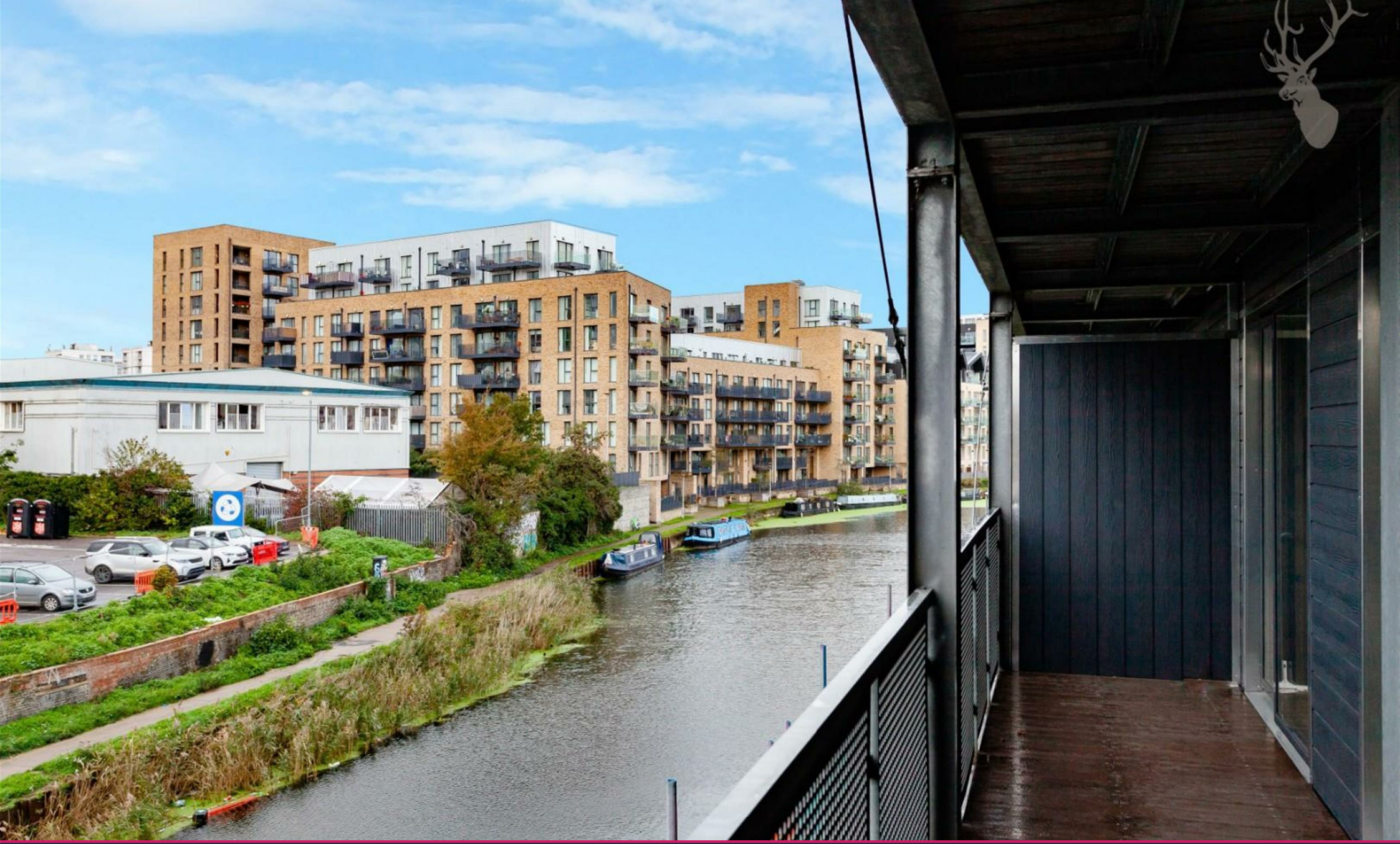

Three Mill Lane, London, E3

BUTLER & STAG

Forming part of this Landmark development, enjoying an attractive waterside setting where both the River Lea and the Three Mills Wall River converge, is this first-floor, two-bedroom, two-bathroom apartment. Boasting full frontal views of the waterways, the apartment really allows you to fully appreciate the sense of serene living.

Leasehold

- Landmark Water-side Development
- 822 Sq / Ft Internal Living Space
- Direct Views Of River Lea
- Bike Storage
- EWS1 Compliant
- Full Width Terrace
- Two Bathrooms
- Chain Free
- Secure Underground Parking
- Bromley By Bow Station 480 metres

Measuring in at 822 Sq Ft the property comprises a bright and expansive open plan living room that incorporates floor-to-ceiling height sliding doors leading to a private full width terrace that has uninterrupted views of the River Lea. Positioned at the other end is the kitchen area which blends a mix of modern and contemporary design with minimalism from its flat-front cabinetry, sleek fixtures and upstands. Completing the property are two good-sized bedrooms (one with en-suite and fitted wardrobes) and a smart, fully tiled bathroom and generous storage cupboards.

The property also benefits from secure video entry system, gated communal spaces, access to landscaped communal gardens and ample secure bicycle storage.

The development benefits from a community feel, a dedicated Facebook group and friendly neighbours.

Fish Island Village is on the edge 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 Island House.

Retail therapy's covered when dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. Situated on the roof of the Stratford Centre's multi-storey car park, the venue hosts regular open-air cinema

14:31

Island House,Three Mill Lane, E3

Approx. Gross Internal Area 822 Sq Ft - 76.36 Sq M
Approx. Gross Balcony/ Terrace Area 165 Sq Ft - 15.33 Sq M

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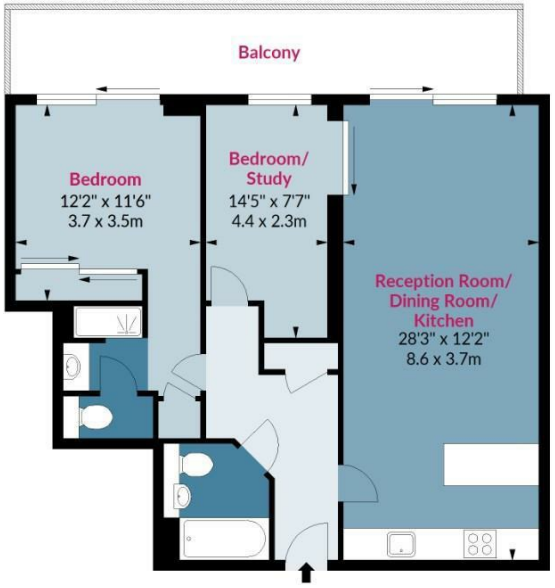

First Floor

Floor Area 822 Sq Ft - 76.36 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.

Date: 9/11/2022

lpaplus.com

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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