



Smeed Road, London, E3

BUTLER & STAG



**Guide Price £600,000 - £650,000**  
**Forming part of this vibrant residential complex, comprising an eclectic mix of modern apartments, dynamic courtyards allowing for intimate and diverse social areas to live, work and play is this second floor - 890 Sq/Ft two bedroom, two bathroom residence.**



## Leasehold

- Second Floor Apartment
- 993 Lease Length
- Private Balcony
- Heart of Fish Island
- Two Bathrooms
- 890 Sq/Ft Internal Living Space
- Lift To All Floors
- Hackney Wick Station A Moments Walk Away

Step inside, and you'll be greeted by an abundance of natural light that floods the interiors, creating a warm and inviting atmosphere. The large windows strategically placed throughout the residence amplify the sense of space, giving the home an airy and open feel.

The modern design of this new build is evident in every detail. The sleek and stylish kitchen is equipped with top-of-the-line appliances, providing a perfect setting for culinary enthusiasts. Open-plan living spaces seamlessly connect the kitchen, dining, and living areas, fostering a sense of togetherness and making it an ideal space for entertaining friends.

The two generously sized bedrooms offer a retreat from the hustle and bustle of city life. With ample storage space and carefully curated design elements, these rooms provide a perfect blend of comfort and sophistication.

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 Smeed Road.

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

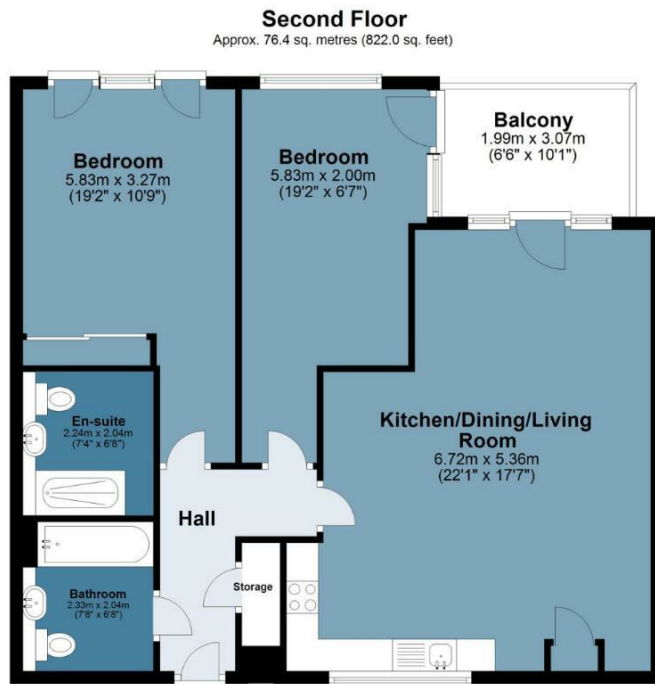




## Smeed Road, Fish Island

Approx. Gross Internal Area 76.4 sq. metres 822 sq. feet)

**BUTLER & STAG**



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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