Wick Lane, London, E3

BUTLER & STAG

**Welcome to Ink Court, where modern living meets the tranquillity of nature. Nestled on the banks of the picturesque Stanstead Mill Stream, minutes from Victoria Park and Hackney Wick is this 1,202 Sq/Ft two bedroom, two bathroom duel aspect apartment offering the perfect blend of comfort, convenience, and breath-taking views.**

# Leasehold

- First Floor Duel Aspect Apartment / EWS1 Compliant
- Underground Allocated Parking Space
- Two Balconies
- Concierge Service / Lift Access To All Levels / Bicyle Storage
- Waterside Development
- Two Bathrooms
- 1202 Sq/Ft Internal Living Space
- Close Proximity To Olympic Park

Upon entering this large, two bedroom apartment, you'll be greeted by a spacious, open-concept living area, flooded with natural light. Large floor-to-ceiling windows provide stunning vistas of the Stanstead Mill River. The neutral colour palette and modern finishes create a versatile canvas for you to personalize and make your own.

At the heart of the apartment is a fully equipped kitchen, complete with stainless steel appliances, ample cabinet and counter top space. The apartment features two lavishly sized bedrooms (one with Ensuite) and floor to ceiling height windows. These bedrooms are your peaceful retreat after a long day, offering ample space to unwind.

The apartment includes two bathrooms, featuring contemporary fixtures and a soothing colour palette. With plenty of storage.

Step outside to one of two private balconies, the perfect spot to sip your morning coffee or unwind with a glass of wine in the evening. These outdoor spaces are a true sanctuary in the midst of the bustling world.

At Ink Court, you'll have access to a range of community amenities, including landscaped grounds/picnic areas, walking trails along the riverbank and canals. There's also a concierge service to cater to your needs, providing you with convenience and peace of mind.

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.

# Ink Court

**Approx. Gross Internal Area 111.8 sq. metres 1202.9 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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