Wyke Road, London, E3

BUTLER & STAG

**Guide Price - £475,000 to £500,000**

**Set within the ever-popular Fish Island (Hackney Wick), this beautifully presented one-bedroom apartment offers contemporary living in an enviable waterside location. Finished to an exceptionally high standard and kept in immaculate condition, it combines modern design with stunning views.**

# Leasehold

- One Double Bedroom
- Concierge Service
- Canal Views
- Lift Access To All Floors
- Access To Gymnasium
- Private Balcony
- Close To Hackney Wick Overground
- Top Floor
- EWS1 Compliant
- Chain Free

The apartment features a bright and spacious open-plan living and dining area, enhanced by floor-to-ceiling windows that flood the space with natural light. From here, doors open onto a private balcony, perfectly positioned to take in tranquil views over the Hertford Union Canal and the iconic Olympic Stadium – an ideal setting for relaxing or entertaining.

The sleek fitted kitchen comes with high-quality integrated appliances and ample storage, while the generously sized bedroom offers comfort and style, complemented by fitted wardrobes. The contemporary bathroom is elegantly finished with premium fixtures, creating a modern and calming retreat.

Residents of this well-maintained development benefit from secure entry, lift access, and landscaped communal spaces, all within a vibrant creative community.

Perfectly located, Fish Island offers easy access to Hackney Wick Overground Station and Stratford, providing excellent transport connections across London. The green open spaces of Victoria Park, the canal towpaths, and the cultural and dining hotspots of Hackney Wick and Stratford are all within easy reach.

MATISSE

MATISSE

FLOWERS

# Wyke Road Torchbearer Court

Approx. Gross Internal Area 56.8 Sq M ( 611.8 Sq Ft )

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## Sixth Floor

Approx. 56.8 sq. metres (611.8 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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