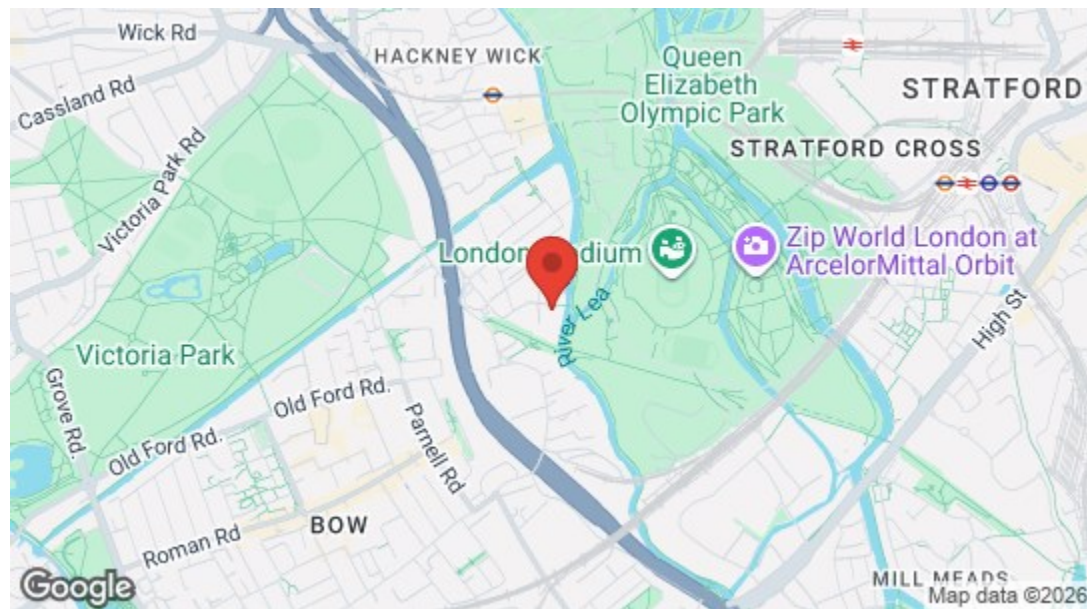


First Floor

Total Area: 69.5 m<sup>2</sup> ... 749 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



4 Stables Yard, London  
**£3,000 Per Month**  
 2 bed, Flat



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 236 Hoe Street  
 E17 3AY  
 0203 397 9797  
 hello17@stowbrothers.com

→ E11 Office  
 117a High Street  
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 0203 397 2222  
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→ E4 Office  
 1 Bank Buildings,  
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## Features

- Immaculate Two Bedroom Apartment
- Private Balcony Overlooking The Lee Navigation Canal
- High Specification
- Floor To Ceiling Windows
- Close To Victoria Park
- Moments From Independent Cafe's, Restaurants & Bars
- Walking Distance To Hackney Wick Overground
- \*Images are of a staged show apartment and are for illustrative purposes only\*

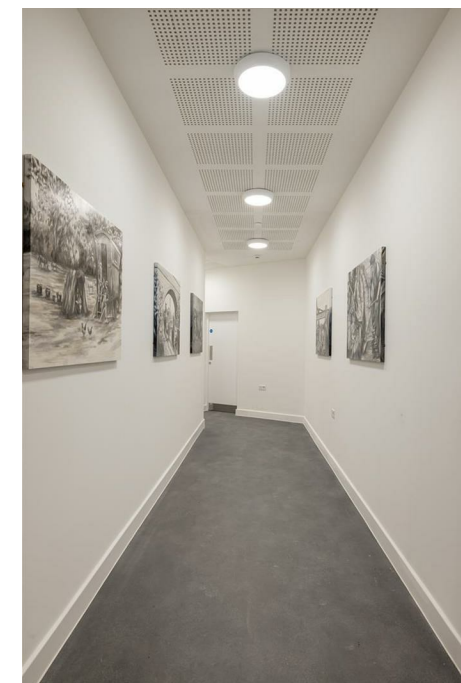


A substantial 750 square foot, two bedroom, two bathroom balcony apartment. Part of a new development on the banks of the Lee Navigation and sat in Hackney's bustling Fish Island district, you have a great range of bars and Victoria Park just moments away.

As well as a wealth of nightlife and greenery, you're just half a mile on foot from Hackney Wick overground, for fast, one stop connections to Stratford.

\*Photographs show a staged show apartment and may not represent the exact layout or finishes of the individual unit.\*

\*Please note, this flat does not have views over the River Lea\*



### WHAT ELSE?

- Hackney Wick overground is just ten minutes on foot for one stop, seven minute runs to Stratford. From here the Capital is your Oyster, with onward connections including the Central, Jubilee and Elizabeth lines.
- Communal areas feature specially commissioned paintings from artist Maddie Willis, inspired by the evolving story of the area.
- Fish Island is full of charming and unique spots for wine and dining. Whatever your taste or occasion there's a new favourite just moments away.
- There's a welcome wealth of extra storage in the hallway, a gold dust addition to London apartment living.
- East London's growing network of protected bike paths starts nearby on the Green Way. From here, cyclists can take a practically seamless trip all the way to Whitechapel and the City.





➤➤ IF YOU LIVED HERE...

The open-plan kitchen/diner opens onto a private balcony, with both bedrooms well proportioned and bright. The open plan kitchen/diner totals an impressive 230 square feet, with twin flanks of floor to ceiling windows. Smooth engineered hardwood flows underfoot, and your artfully segmented kitchen is home to smoky grey cabinetry, matt worktops and high end appliances, including wine fridge.

Your primary suite features more of those floor to ceiling windows, fitted storage and a sleek en suite shower room finished in dramatic vertical letterbox tilework of a deep glossy ocean blue, with a walk in rainfall shower. Bedroom two is another double, with its own sliding door access to the balcony, eighty square feet of sheltered outdoor space to enjoy all year round. Finally, your family bathroom is another striking affair, with more deep blue designer tilework.

Outside and you have two landmark London parks within easy reach. Victoria Park, one of the capital's oldest public spaces, is just five minutes on foot, with over 200 acres of greenery, ornamental gardens and a boating lake. The Queen Elizabeth Olympic Park is closer still, with world class sporting facilities and renowned landmarks. Both are splendid spaces for morning runs, evening strolls and afternoon picnics.

