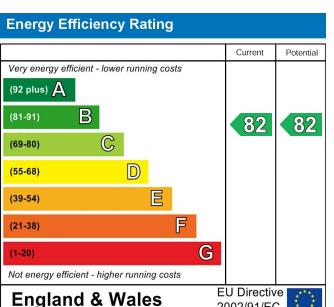


First Floor



Total Area: 51.2 m<sup>2</sup> ... 551 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



Bridle House, 4 Stables Yard, London  
£2,400  
1 bed, Flat



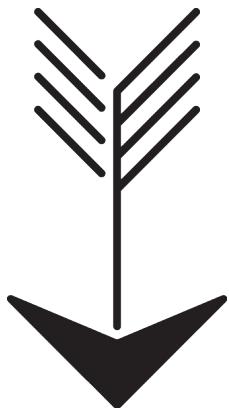
» E17 Office  
236 Hoe Street  
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## Features

- 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 splendidly immaculate one bedroom balcony apartment on the first floor of this landmark development in Hackney's Fish Island. It's all finished to the highest standard throughout, with floor to ceiling windows overlooking the Lee Navigation canal.

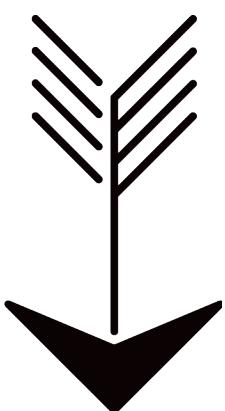
You're utterly spoiled for green space. As well as the Olympic Park on your doorstep you have the lush historical splendour of Victoria Park barely five minutes away on foot. Great for evening strolls, morning jogs and afternoon boating.

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



**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 dining and drinking. Whatever your taste or occasion there's a new favourite just moments away.
- Communal areas feature specially commissioned paintings from artist Maddie Willis, inspired by the evolving story of the area.
- 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.
- \*Images are of a staged show apartment and are for illustrative purposes only\*







→ IF YOU LIVED HERE...

Step inside and an open plan entrance hall is laid open to the 250 square foot kitchen and reception room. Smart grey cabinets home to high end kitchen appliances (including a wine fridge) run down one flank. In the incredible opposite corner an imposing column separates facing, floor to ceiling windows, natural light floods in, and you have widescreen views of the canal and greenery opposite.

Step out from here on to your sheltered balcony for more of the same vistas and fifty square feet of pleasant outdoor space you can enjoy whatever the weather. Your balcony's also directly accessible from your bedroom via a pair of sliding glass doors, sharing the same striking views and enviable natural light. Smart and smoky engineered hardwood flows underfoot throughout, while your bathroom's a five star boutique affair, with vertical ocean blue tilework, oversized vanity mirror and a rainfall shower over the tub.

Fish Island itself is Hackney's former warehouse district, the old industrial architecture now home to high end apartments and a wide variety of independent and characterful bars and restaurants. There are plenty of new favourites to explore, but along the canal alone you'll find food, drink and tunes at Two More Years, floating fine dining all the way from Holland at Barge East, and top notch pizzas at Lanterna. Alternatively, stroll five minutes across the River Lee and you're exploring the world famous landmarks of the Queen Elizabeth Olympic Park.

