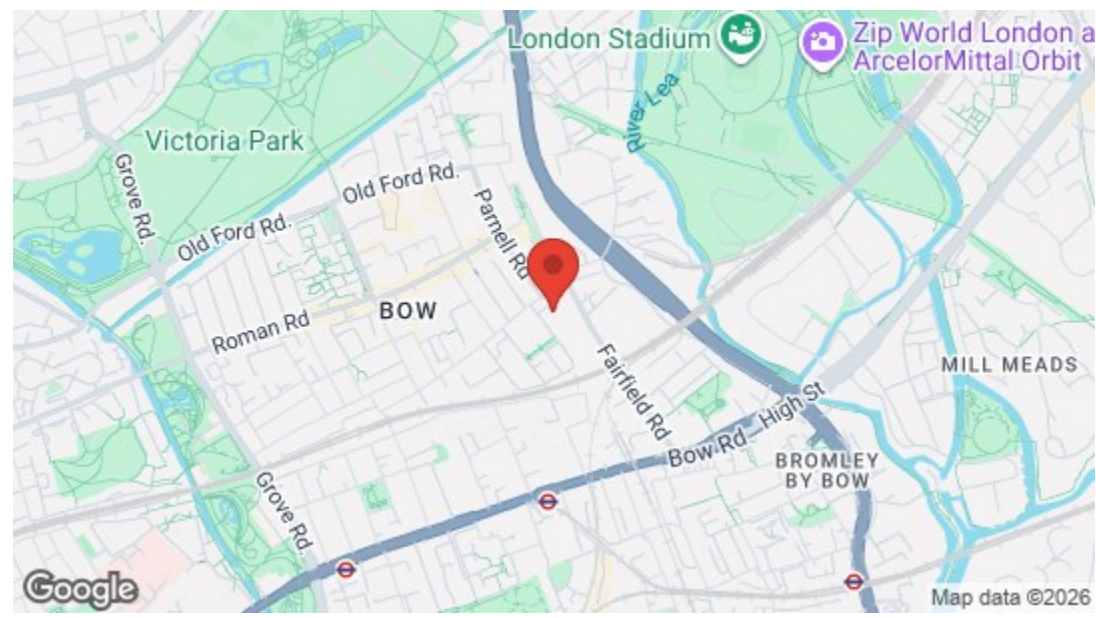


First Floor

Total Area: 50.3 m<sup>2</sup> ... 542 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, Hackney**  
**£2,250 Per Month**  
**1 bed, Flat**





## Features

- Immaculate One Bedroom Apartment
- Private Balcony
- 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\*

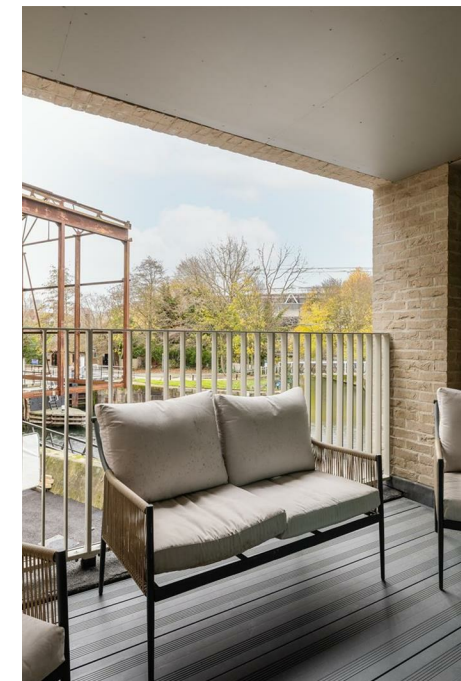


A splendidly immaculate one bedroom balcony apartment on the first floor of this landmark development in Hackney's Fish Island. It's all finished to the highest standard throughout, with floor to ceiling windows.

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.\*

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







➤➤ 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.

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. 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.

