

Fourth Floor  
Total Area: 69.1 m<sup>2</sup> ... 743 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

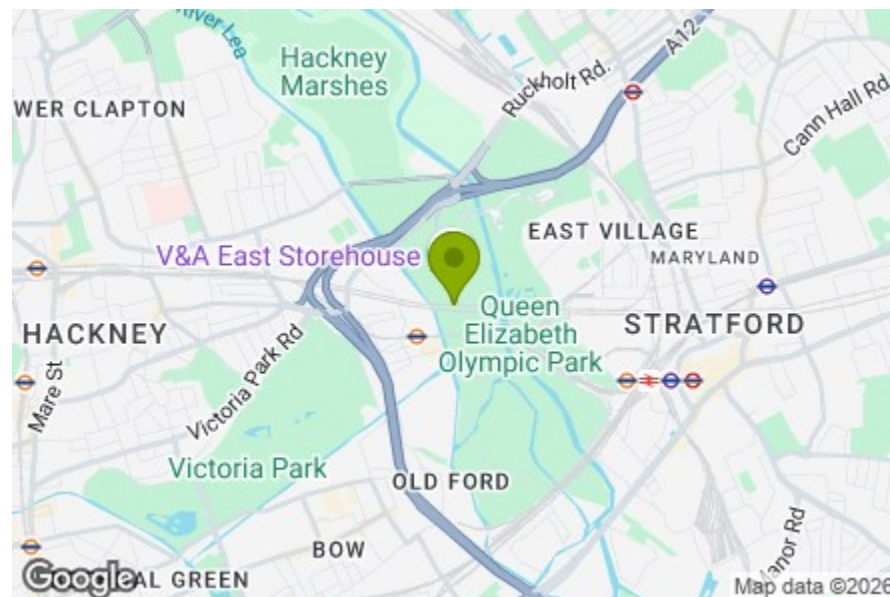
Kitchen / Dining / Reception Room  
8'11" x 31'3"

Bathroom  
6'6" x 7'1"

Bedroom  
10'5" x 14'6"

Bedroom  
8'2" x 19'2"

Balcony  
12'11" x 5'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## 21 COPPER STREET, HACKNEY WICK Offers In Excess Of £588,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Fourth (Top) Floor
- Beautifully Presented Throughout
- Private Balcony
- Moments Away from River Lea
- Moments Away from the Olympic Park

This stylish top-floor apartment offers two generously sized bedrooms and a thoughtful layout that combines comfort with contemporary design. Beautifully presented throughout, it provides a refined interior enhanced by a private balcony, creating an inviting extension of the home. Positioned in a sought-after modern development, the residence enjoys an enviable setting just moments from the River Lea and the expansive green landscapes of the Olympic Park, placing both nature and vibrant city living within easy reach.

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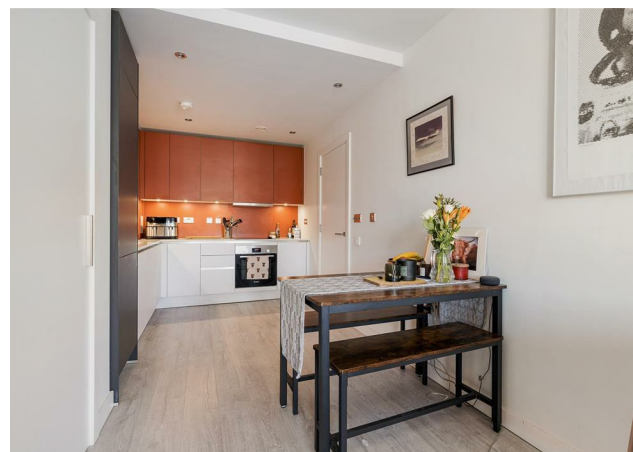
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#### IF YOU LIVED HERE...

The building makes an immediate impression with its striking brick façade and bold detailing, where private balconies bring a sense of rhythm and character to the overall style. Inside, the communal entrance is bright and well finished, with secure entry and a clean, contemporary look that sets the tone for what lies beyond.

The apartment itself sits on the third floor and opens into a wide hallway with two built-in storage cupboards and pale flooring that continues throughout, creating a sense of continuity. At the heart of the home, the open-plan kitchen, dining and reception area unfolds in generous proportions. Richly toned cabinetry and integrated appliances are paired with subtle under-unit lighting, adding both practicality and atmosphere. Full-height glazing to two aspects ensures the space is always filled with light, while sliding doors draw the eye outside. This seamless connection makes it equally suited to lively entertaining as it is to quiet evenings in, with ample scope for personal touches.

The main bedroom feels calm and inviting, with soft carpeting underfoot, wide windows, and a built-in wardrobe that keeps the space uncluttered. The second bedroom is bright and versatile, opening directly onto the balcony to provide a fresh indoor-outdoor connection. A well-finished bathroom completes the interior, its large stone-effect tiling, full bath, and overhead rain shower offering both style and comfort.

Outdoors, the balcony becomes an appealing extension of the apartment, with room for seating, planting, and open-air dining against an elevated backdrop. Thoughtfully landscaped communal gardens provide an additional haven.

The surrounding neighbourhood is alive with choice, offering everything from artisan coffee shops to bustling social spaces, all within easy reach. Morning coffee comes easily at Saint Espresso, while fresh pastries and Italian-inspired fare await at Signorelli in East Village. For evenings out, Number 90 Bar brings a lively riverside atmosphere, and CRATE Brewery serves up craft beers alongside its much-loved pizzas. Just across the water, Barge East offers dining with a difference aboard a historic Dutch barge, while Hackney Bridge provides a creative hub of food, drink, and events. Green escapes are close too, with Queen Elizabeth Olympic Park offering acres of landscaped grounds, waterways, and world-class sporting venues, while the expanse of Victoria Park is also within easy reach.

#### WHAT ELSE?

Travel connections are excellent, with Hackney Wick Station just five minutes away, linking directly to the Overground and beyond. Stratford International is close at hand, providing swift access to high-speed services and the DLR, while Stratford Station opens up Underground lines across the city. With such strong transport links within easy reach, journeys into the City, Canary Wharf, or the West End are straightforward, keeping you seamlessly connected to the capital.



#### A WORD FROM THE OWNER...

"I have loved living in this flat and while I'm excited for my next chapter, I will miss the sense of community, wonderful neighbours and being right on the doorstep of everything Hackney Wick and the Olympic Park has to offer. Running, cycling and canal side drinks are just metres away. The property itself faces into the communal courtyard, towards the olympic park and is away from busy roads - which means it is very quiet. Being on the top floor also has its benefits with plenty of natural light and sunbathing on the balcony in Summer. The layout of the kitchen / living / dining is one of many highlights of the flat - a really unique space with such versatility. Local places to hang out include Hackney Bridge which is right opposite, Beer Merchants Tap and Tina, We Salute You which is just the other side of the Olympic Park. There is a grocery store within the same building, and Refill Therapy, a fantastic independent Zero Waste Shop a short walk away too. Fitness wise, The Body People, Duffy Boxing and Copper Box Gym are all within a minute or two of the front door. I hope the next owner loves this flat as much as I have done."

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