

Kitchen/Lounge/Diner
9'9" x 31'3"

Bedroom
10'5" x 14'2"

Bedroom
9'0" x 13'10"

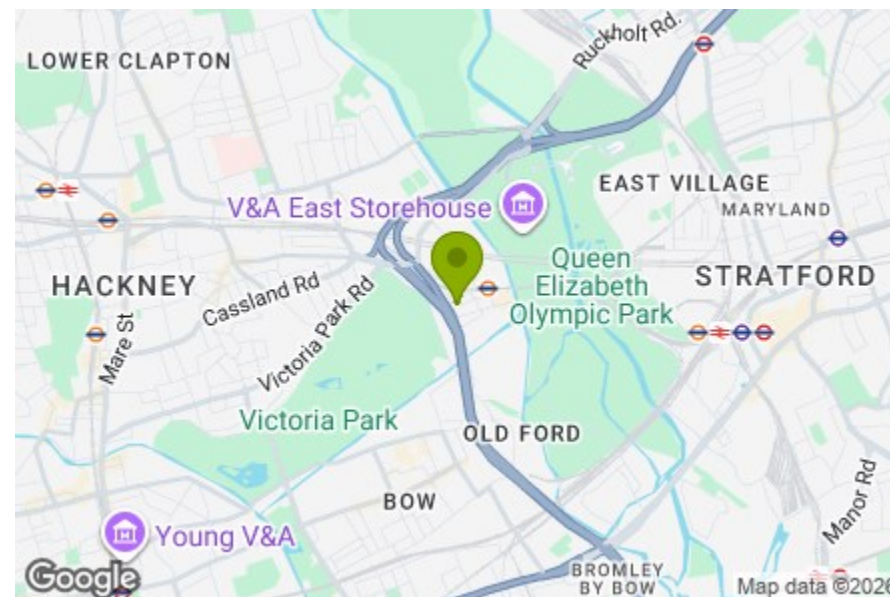
En-suite

Bathroom
8'4" x 7'3"

Balcony
17'6" x 5'5"

Total Area (Excluding Balcony): 80.1 m² ... 863 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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	



WHITE POST LANE, HACKNEY

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Second Floor
- Over 850 sq.ft
- Concierge Service
- Residents' Gym
- Communal Rooftop Terrace
- Bicycle Storage

Sitting on the second floor of an award-winning modern building, this 863 sq ft warehouse-style apartment drops you right into the heart of East London's creative pulse. Inside, clean lines meet clever design across two double bedrooms, two bathrooms, and a glorious 31-foot kitchen/reception room that spills out onto a sunlit balcony. Every inch has been finished with care – from the quality materials to the thoughtful layout that just works. You'll also have access to a host of perks that make everyday life that bit easier (and nicer): a fully equipped gym, a helpful concierge, and a shared roof terrace with views that stretch across the city.

You're a short stroll from Hackney Wick Station, with fast links to Stratford and beyond (Jubilee, Central, Elizabeth lines + DLR), and even closer to a buzzing stretch of local favourites, canal-side bars, indie coffee spots, and low-key gems serving everything from wood-fired pizza to natural

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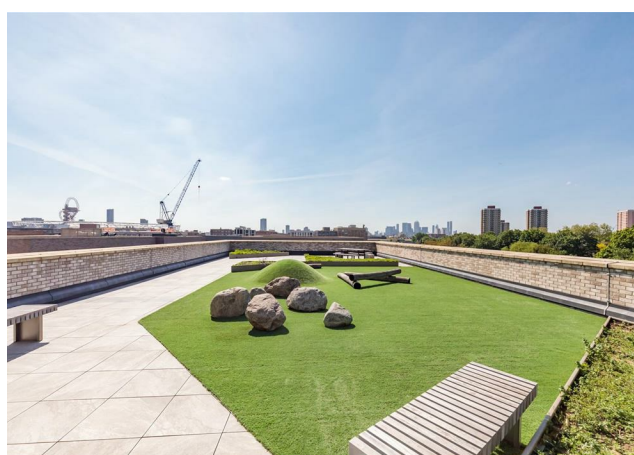
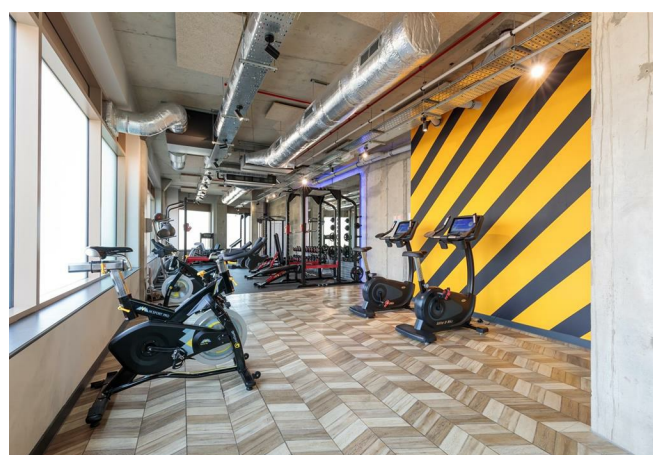
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IF YOU LIVED HERE...

There's a lot to love about this cleverly laid-out, quietly stylish apartment – and it starts the moment you step into the smart, light-filled communal lobby.

Inside, the sense of space is immediate. A generous hallway welcomes you in, with a large built-in cupboard to your right keeping coats, shoes, and everyday clutter neatly out of sight. Grey tiled flooring runs throughout, nodding to the area's industrial heritage, while a soft neutral palette keeps everything calm and understated.

Both double bedrooms lead off the main corridor, each bright and tranquil with floor-to-ceiling windows opening onto the balcony. The first bedroom comes with a built-in wardrobe and a sleek ensuite shower room, while the second adds a touch of personality with playful patterned wallpaper.

Opposite, the main bathroom is quietly elegant – mink-toned tiling, chevron detailing, and a crisp white suite combine for a clean, modern finish, complete with a bath and overhead shower.

Then there's the open-plan living space, where this home really shines. Naturally zoned for cooking, dining, and relaxing, it flows effortlessly from one area to the next. The full-width kitchen sits neatly to the rear – streamlined and well-equipped with quality integrated appliances – while a stretch of exposed brick adds warmth and texture. A large window floods the room with natural light for most of the day.

Step out onto the private balcony – fully covered for year-round use, with glass balustrades that keep views open and bright. Whether it's a slow morning coffee or an evening glass of wine, it's the perfect spot to pause and take in the easy rhythm of Fish Island life.

WHAT ELSE?

Hackney Wick Overground is a 3-minute walk away and runs Mildmay line services. Stratford is one stop away, providing links to Jubilee, Central and Elizabeth lines and DLR services. There are excellent bus links into central and east London; a direct bus from Victoria Park to Canary Wharf takes around 20 minutes.

Westfield – the largest shopping mall in Europe, is only 20 minutes on foot, and with a 20-screen cinema complex, ticks your movie buff box too



A WORD FROM THE EXPERT...

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.

Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.

Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.

I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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