

Total Area: 61.1 m² ... 658 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.

Kitchen/Lounge/Diner
18'6" x 17'11"

Bedroom
13'0" x 12'5"

Bathroom
7'0" x 6'10"

Winter Garden
8'0" x 6'5"

Storage



WANSBECK ROAD, FISH ISLAND

Offers In Excess Of £450,000 Leasehold
1 Bed Flat



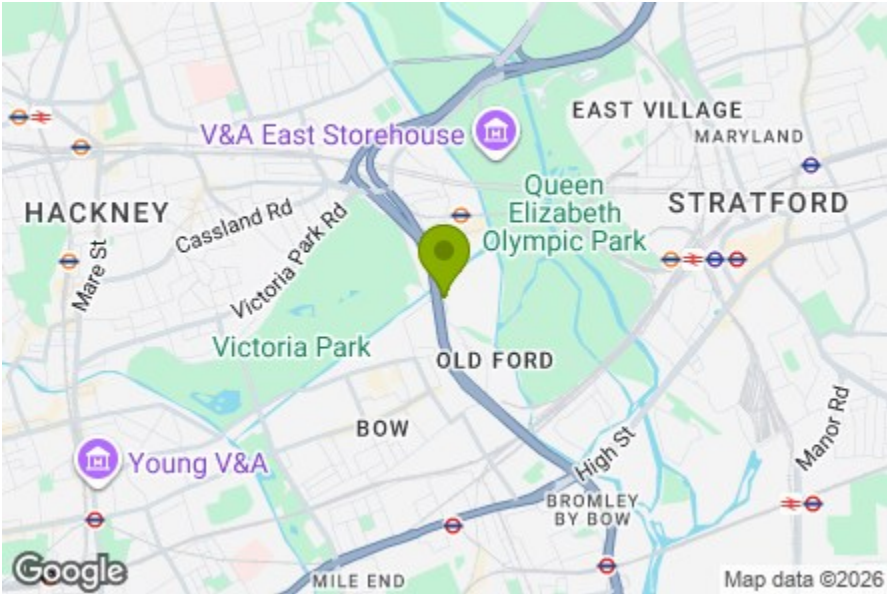
Features:

- One Bedroom Flat
- South-Facing Winter Garden
- Beautifully Presented Throughout
- Moments From Hackney Wick Station
- Airconditioning Unit
- Short Walk to Victoria Park
- Underfloor Heating
- Residents' Gym
- Concierge

Tucked into the creative enclave of Fish Island, this beautifully presented one-bedroom apartment offers around 658 square feet of thoughtfully designed living space. The artful interiors feel like a natural reflection of the area's creative energy. Set moments from Hackney Wick station, it sits at the meeting point of East London's artistic neighbourhood and its greener, slower-paced pockets.

A short walk brings you to the open landscapes of Victoria Park, while the surrounding streets are dotted with independent cafés, waterside walks and well-loved local spots. It's a location that feels both connected and community-led, ideal for those who enjoy city living with space to breathe.

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

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IF YOU LIVED HERE...

A serene escape from the bustle of East London living, you'd spend your days in a calm, light-filled home where the layout flows effortlessly from room to room. The open-plan kitchen, lounge and dining area is the heart of the apartment, with wide windows and a soft, neutral palette creating an easy backdrop for everyday living and entertaining.

The private south-facing winter garden extends the living space beautifully, offering a sun-soaked spot for morning coffee, reading or working from home. Framed by glazing and filled with natural light, it brings an indoor-outdoor feel that's hard to come by in apartment living.

The bedroom is generously proportioned and serene in tone, while the bathroom is finished with neutral, clean touches and contemporary fittings. Throughout, the décor balances warmth and modern design, giving the apartment a considered, homely feel that's ready to enjoy from day one. A prime find in one of

East London's most sought-after pockets.

What else?

A short walk to Hackney Wick, offering quick connections into Stratford, Highbury & Islington and beyond. Close to the verdant expanses of Victoria Park, perfect for weekend walks, cycling and outdoor swimming at the lido.

Surrounded by Fish Island favourites including Canalside dining, creative studios and neighbourhood spots such as Crate Brewery and Barge East for delectable dishes and refreshing craft beers. Similarly, the cafés and eateries dotted along the River Lea are endless, you'll be spoilt for dining options.



A WORD FROM THE OWNER...

We've loved living at Capitol Court. The flat is a great size for both socialising and working from home, with a 'winter garden' we use as an office. You get loads of sunlight given the whole outer wall is windows. It's lovely all year-round — warm in winter with its airtight windows and fancy under floor heating and, unlike most new flats you'll find on Fish Island, we installed a proper plumbed-in air-conditioning unit so it's cool through hot summers (because these new builds get very toasty without one).

The Fish Island Village amenities are great: a gym, communal roof garden, friendly concierge for parcels and keys, plus a trendy corner shop and bakery seconds from the doorstep. Hackney Wick is hands-down one of the best spots in London. You've got all the bars, restaurants and atmosphere but you're not so close that you get all the noise. You've also got Victoria Park right round the corner.

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