

Kitchen/Lounge/Diner
22'11" x 19'8"

Bedroom
9'0" x 16'10"

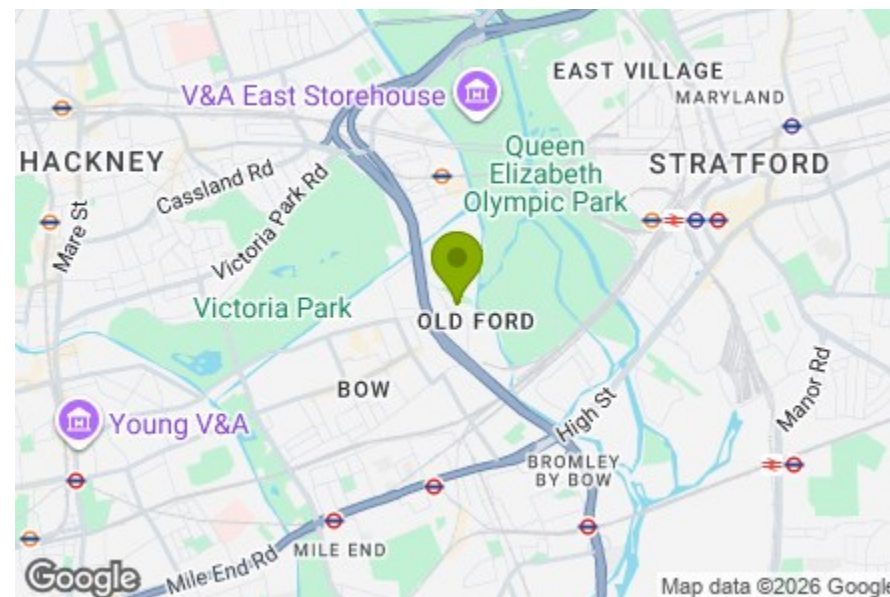
Bathroom
7'1" x 6'6"

Hall

Balcony

Total Area (Excluding Balcony): 57.2 m² ... 616 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 | |



18 BUNDOCKS WALK, BOW

Offers In Excess Of £420,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Third Floor
- Beautifully Presented Throughout
- Private Balcony
- Fish Island
- Moments Away from the Greenway
- Less than a 10 Minutes Walk to Victoria Park
- Chain Free Purchase

This one-bedroom apartment sits on the third floor of a modern development in the heart of Fish Island, an area known for its creative energy and vibrant surroundings. Beautifully presented throughout, the interior combines a sense of style with a layout that feels both practical and inviting, creating a home ready to move straight into. A private balcony extends the interiors outdoors, offering a welcome retreat in all seasons. With the Greenway just moments away, you are perfectly placed for canal-side walks, cycling routes, and the unique character that defines this sought-after neighbourhood.

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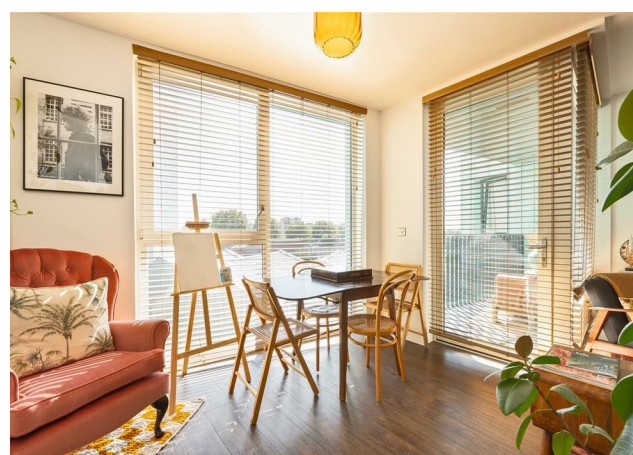
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IF YOU LIVED HERE...

The apartment welcomes you with a hallway that gently guides you through the home. Two built-in cupboards are neatly tucked away here, offering a practical place for storage while keeping the main rooms free to breathe. At the centre lies a bright open-plan kitchen, lounge and dining area. With its dual aspect, natural light pours in from two directions, creating an uplifting atmosphere and a wonderful sense of openness. Expansive windows frame far-reaching views, while the arrangement flows with ease between each zone. The kitchen sits subtly to one side, leaving the emphasis on the generous proportions, while the lounge and dining areas extend towards the balcony, linking the interiors seamlessly to the outdoors. The south-facing balcony becomes a continuation of the social spaces, bathed in sunlight throughout the day and offering a tranquil spot to linger with a book, share a drink, or simply enjoy the fresh air. The bedroom is generous and calming, finished in soft neutral tones that bring a sense of quiet retreat. A mirrored wardrobe blends storage with style, allowing the room to remain balanced and uncluttered. Finally, the bathroom introduces a touch of understated luxury with its soft grey tiling and carefully layered textures. A bath with overhead shower is set against

this soothing backdrop, creating a setting designed for relaxation and unhurried moments of calm. Perfectly positioned in vibrant Fish Island, the location is rich in character and creativity. Independent favourites such as Ethical Bean Company and Crate Brewery & Pizzeria are just around the corner, offering plenty of choice for coffee catch-ups or evenings with friends. Barge East adds riverside dining with a unique twist, while Hackney Bridge Market brings together street food, art, and community spirit. For shopping, the vast array of fashion, lifestyle, and dining options at Westfield are all within easy reach. Green space is wonderfully abundant, with Queen Elizabeth Olympic Park practically on the doorstep and Victoria Park just a short stroll away, both offering acres of open lawns, waterways, and leafy paths to enjoy throughout the seasons. The Greenway, meanwhile, provides a direct and scenic cycling route for exploring the city with ease. **WHAT ELSE?** Connections are excellent, with Pudding Mill Lane DLR less than 15 minutes away, linking easily to Canary Wharf and the wider network. Hackney Wick station is also close by, providing swift access across London and placing the vibrant Hackney area within easy reach. Whether heading into the City, exploring creative hubs, or connecting further afield, the location is well suited for both convenience and variety.



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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