



Kitchen/Lounge/Diner  
17'8" x 18'0"

Balcony

Bedroom  
8'9" x 11'4"

Bedroom  
9'0" x 14'11"

Bathroom  
7'0" x 6'10"

Storage

Total Area (Excluding Balcony): 63.3 m<sup>2</sup> ... 681 ft<sup>2</sup>

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.



## 17 WANSBECK ROAD, HACKNEY

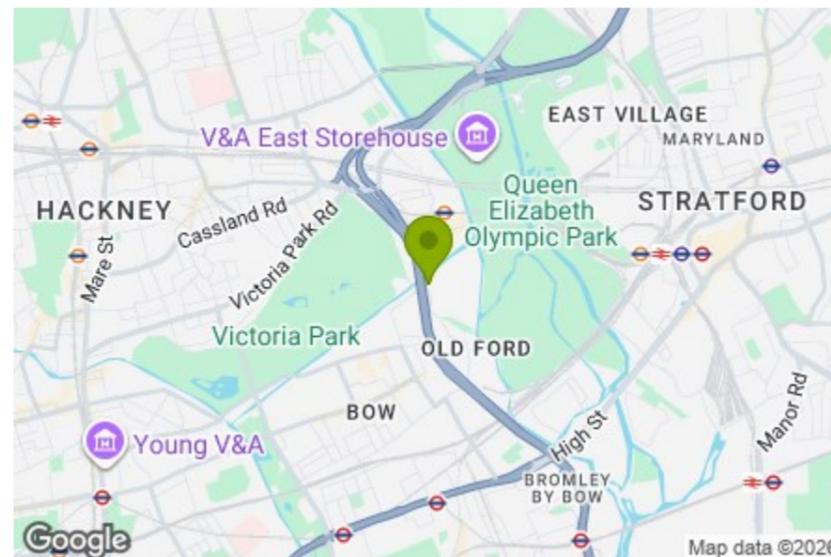
Offers In Excess Of £600,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Property
- Private Secure Parking
- Rooftop Terrace
- On Site Gym
- Concierge
- Beautifully Presented
- Approx 681 Square Foot
- Chain Free

This stunning two-bedroom home offers a thoughtfully designed living space with modern features throughout. Private secure parking provides convenience and peace of mind, complemented by a concierge service for added support. Fitness enthusiasts will love the on-site gym, while the rooftop terrace offers a perfect spot for relaxation and views. A private balcony adds a personal retreat to enjoy the outdoors. Located in a vibrant East London neighbourhood with great transport links and plenty of local spots to explore, this property is ideal for those seeking comfort, style, and convenience in an urban setting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	85	85
	(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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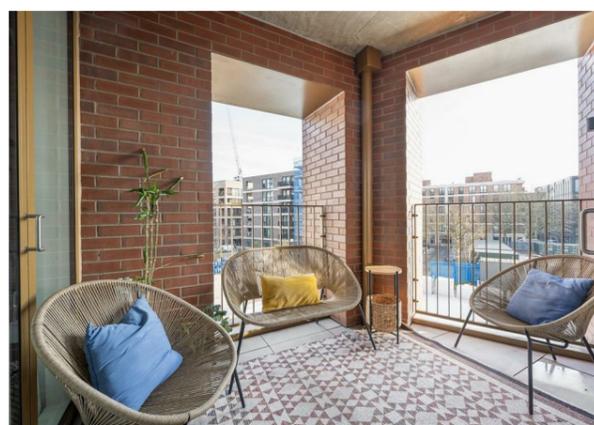
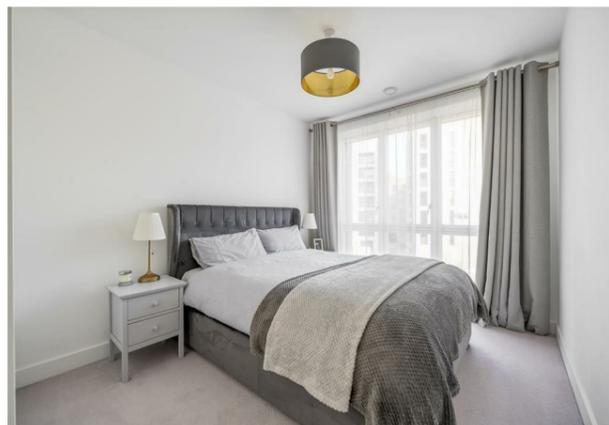
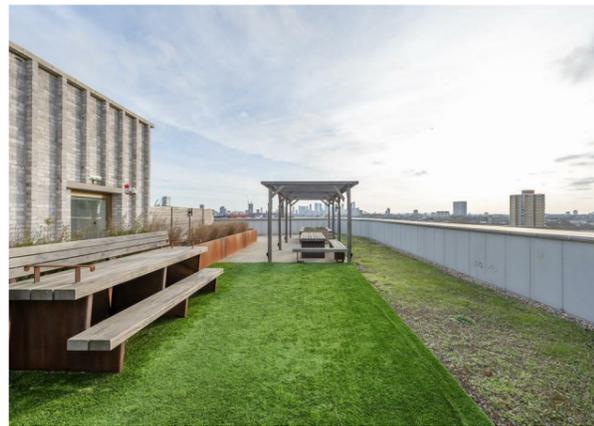
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**IF YOU LIVED HERE...**

Upon entering your new apartment, you are welcomed by a wide hallway and a spacious storage cupboard, providing practical storage solutions to help keep your home neat and organised.

The family bathroom includes a bath with an overhead shower, ideal for soaks or quick refreshes. Decorated in soft cream neutral tones, the space exudes a sense of understated elegance and calm, making it a welcoming retreat.

The first bedroom features plush grey carpets that add warmth and comfort underfoot. A built-in wardrobe provides ample storage, ensuring the space remains tidy and free from clutter. Floor-to-ceiling windows flood the room with natural light, creating a bright and inviting atmosphere.

The second bedroom is cleverly designed with overhead storage, maximising the use of space. The grey carpeting continues, enhancing the room's warmth and cohesion, while the floor-to-ceiling windows once again flood the space with light. This bedroom also boasts direct access to the balcony.

Your open-plan living area offers effortless living and versatility. The kitchen/diner features sleek grey and white cabinetry, built-in appliances, and ample overhead storage. With space for a dining table, it's perfect for everyday meals. Large windows

and a sliding door in the lounge lead to your private outdoor area, creating a bright, airy atmosphere and extending your living space.

Your spacious balcony offers a perfect spot to unwind and enjoy the fresh air. For a different perspective, head upstairs to your rooftop terrace, where you can take in the expansive views and enjoy an elevated outdoor experience.

For outdoor space beyond your new home, you'll have Victoria Park right on your doorstep, with its expansive green areas, picturesque lakes, and scenic walkways. The nearby Crown Pub offers two outdoor spaces, making it a great spot for al fresco dining or drinks with views of the park. Additionally, Queen Elizabeth Olympic Park provides beautiful open spaces, cycling routes, and access to fantastic shopping at Westfield Stratford City.

**WHAT ELSE?**

The area is known for its cultural diversity, vibrant artistic community, and excellent transport links. Hackney Wick Station, a 10-minute walk away, connects to the Overground network, providing easy access to Stratford, Highbury & Islington, and beyond. Local bus routes further enhance connections to surrounding neighbourhoods, ensuring effortless travel.



**A WORD FROM THE OWNER...**

"This is a great location with lovely views from inside the property. It's a good neighbourhood, close to tube stations and the parks. You can walk in 5 minutes to Victoria or the Olympic Park. There's a great selection of cafes, restaurants and pubs in the area. Westfields Shopping Centre and the Olympic Swimming Pool are only 15 minutes away."

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