

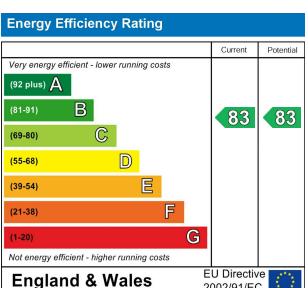
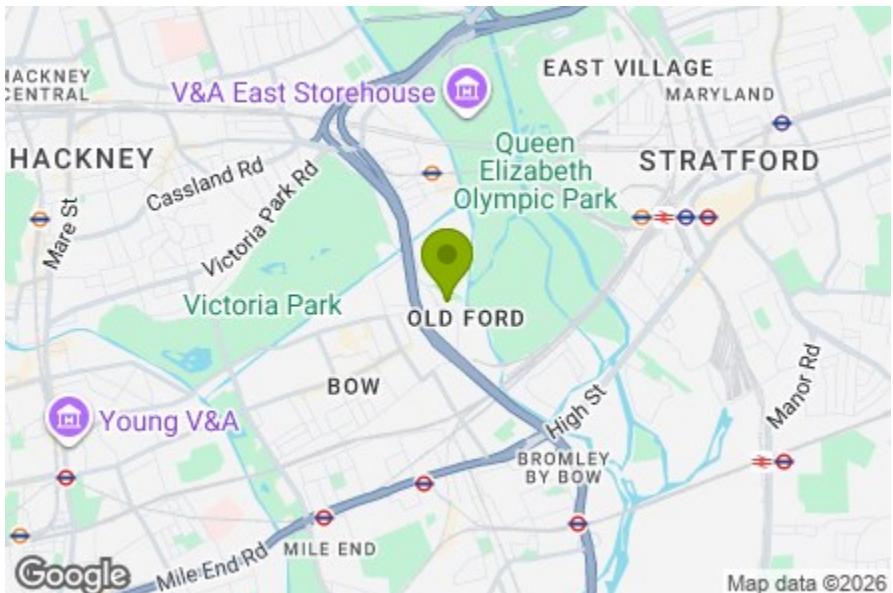
Total Area: 60.4 m² ... 650 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room
18'0" 19'3"

Bedroom
10'9" x 19'10"

Bathroom
6'5" x 6'11"

Balcony
12'8" x 4'7"



BUNDOCKS WALK, FISH ISLAND

Offers In Excess Of £475,000 Leasehold
1 Bed Apartment



Features:

- Large One Bedroom Apartment
- Fourth Floor
- Beautifully Presented Throughout
- Fish Island Location
- Moments from Hackney Wick
- Moment Away from Victoria Park
- 650 sq.ft

Set on the fourth floor of a well-regarded modern development in the heart of Hackney's Fish Island, this well-considered one-bedroom apartment offers 650 sq ft of light-filled living space. Floor-to-ceiling windows give the rooms a strong sense of volume, while generous proportions and quality finishes keep everything feeling calm and well resolved. The open-plan kitchen and reception room works as a single, flexible space, with room to cook, eat and relax without compromise. A private balcony extends the living area outdoors - ideal for a morning coffee or winding down at the end of the day. With the Greenway just moments away, canal-side walks and cycle routes are part of everyday life here, alongside the studios, cafés and creative energy that give Fish Island its distinctive character.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0208 520 3077



IF YOU LIVED HERE...

Within easy walking distance of Victoria Park and surrounded by some of Fish Island's best-loved spots including Darling's, Unlock and Barge East, this apartment offers a genuine opportunity to put down roots in one of East London's most sought-after neighbourhoods. Set within a secure, modern development, the apartment strikes a thoughtful balance between practicality and design. Clean lines, considered details and a calm contemporary finish run throughout. Step inside and a generous double storage cupboard sits immediately to the right, ideal for coats, shoes and everyday clutter. Warm wooden flooring leads you through the hallway and into the open-plan living space beyond.

The bathroom is finished with a bath and shower overhead, wrapped in subtly textured cream tiling from floor to ceiling. Wooden shelving, a neatly mounted basin and WC add warmth and give the space a refined, spa-like feel without tipping into fussiness.

The bedroom is a bright, restful double with floor-to-ceiling windows on three sides, drawing in soft, shifting light throughout the day. A built-in wardrobe sits neatly in the corner, removing the need for bulky furniture. Thick cream carpeting and soft-toned walls create a sense of quiet luxury, making mornings feel just that little bit easier.

At the centre of the home is a generous open-plan living area. The kitchen runs across

two sides, with plenty of base and wall units, high-quality integrated appliances and a layout that's as practical as it is good-looking. Deep blue walls add depth and character, playing beautifully against the wooden flooring. Floor-to-ceiling windows on two sides flood the space with light and lead directly onto a private balcony. Finished with decking and fully covered overhead, it's a space that works year-round – whether for a quiet coffee, an evening drink or a moment of fresh air. A simple metal balustrade keeps the outlook open and uncluttered. Carefully designed and easy to live in, this is a home that balances comfort and sophistication, equally suited to entertaining, unwinding, or simply enjoying a well-considered space of your own.

WHAT ELSE?

Fish Island is now home to an ever-evolving range of bars and restaurants. Barge East, is a 120-year-old barge and award-winning fine dining moored up just ten minutes away on the River Lea

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.

The tranquil Queen Elizabeth Olympic Park, is just a five-minute stroll from your new home. The equally grand Victoria Park is just as close in the other direction, where the Sunday food market is a must when you need a pit-stop. Westfield – the largest shopping mall in Europe is only 20 minutes on foot



A WORD FROM THE OWNER...

"Living here has been a joy. My weekends usually involve a stroll through the Victoria Park flower gardens or a walk along the Greenway canals to the Olympic Park. Being under five minutes from the heart of Hackney Wick is a huge plus—you have amazing cafes, restaurants, shops and nightlife on your doorstep, though the flat itself remains a quiet retreat from the 'babble.' What I'll miss most is the community; it's an incredibly friendly area with brilliant local gyms and a neighbourhood feel that's rare to find so close to the centre of London."

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