

MELDOLA YARD, HACKNEY WICK

Offers In Excess Of £599,999 Leasehold 2 Bed Flat



Features:

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

This contemporary apartment combines generous proportions with carefully considered design, offering over 850 square feet of stylish living. Set on the second floor, it features two double bedrooms and two bathrooms, providing both comfort and convenience. A private balcony extends the living space outdoors, while residents also enjoy access to a superbly equipped gym and a landscaped rooftop terrace with striking city views. A dedicated concierge service completes the picture, ensuring day-to-day ease and adding an extra layer of reassurance. Altogether, this home balances modern comfort with desirable amenities, creating a setting that feels both practical and inviting.

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IF YOU LIVED HERE...

The development makes a striking impression, its brick and glass façades arranged around a landscaped courtyard that feels at once urban and welcoming. Clean architectural lines and planting bring a sense of calm, while communal areas encourage ease and connection. A stylish concierge with lounge seating adds both reassurance and polish, blending industrial touches with softer finishes.

Inside the apartment, the hallway sets the tone with a modern tiled floor and integrated storage, keeping the space uncluttered. From here, the home opens into a generous open-plan kitchen, dining and reception area where full-height glazing draws in natural light and leads directly onto the balcony. The fitted kitchen provides plentiful storage, while the dining area sits neatly between kitchen and lounge, creating a natural flow for entertaining. An exposed brick feature wall adds warmth and texture, while the layout forms a versatile hub for everyday living. The balcony extends this space outdoors, with timber decking and scope for greenery making it an inviting escape.

Two double bedrooms offer calm sanctuaries, one enhanced by fitted wardrobes and its own private ensuite. This ensuite is finished in warm tones with herringbone tiling, and features a walk-in shower with an overhead rainfall fitting for an indulgent experience. Quality detailing throughout enhances the sense of luxury. The second bedroom is bright and versatile, offering ample space for a restful setting. A separate bathroom continues the refined palette, with large-format tiling, a full bath and an overhead shower that balances relaxation with convenience.

Residents enjoy access to a landscaped rooftop terrace with far-reaching city views, a well-equipped gym and secure bike storage, completing an offering designed for both comfort and lifestyle.

The neighbourhood surrounding this development is alive with energy, offering an abundance of bars, eateries and independent venues that give the area its distinctive character. Coffee lovers are drawn to the Ethical Bean Company, a laid-back spot serving expertly crafted brews, while Hackney Bridge's food hall brings together an ever-changing line-up of street food and local traders. Riverside favourites include Number 90, a lively bar and restaurant with waterside views, Howling Hops with its renowned tank-fresh beer, and the award-winning Barge East, housed aboard a historic Dutch barge. For weekends outdoors, Victoria Park provides leafy walks, markets and festivals, while the Olympic Park offers vast green spaces and sporting facilities.

WHAT ELSE?

Hackney Wick station is around a five-minute walk, offering fast Overground links that connect seamlessly with the Underground network and wider city. The area is also well served by numerous bus routes, providing flexible options for local journeys or trips further afield.



A WORD FROM THE OWNERS...

"We love Hackney Wick and consider our neighbours in the building our friends. It's such a welcoming place to live, with a lively block WhatsApp group and people we can truly depend on (many have even cat-sat for us!). Together, we've worked hard to achieve Right to Manage (RTM)—which is now nearly complete.

The area is constantly evolving, and every week brings something new and exciting to explore, from community events to coffee shops and galleries. We enjoy morning strolls through Victoria or the Olympic Park, and evening drinks at the many local breweries and taprooms where we've become regulars. Most weekends, we don't even leave "the Wick" because there's already so much to do right on our doorstep. Saying goodbye will be bittersweet, as we've created so many wonderful memories in this flat.

Our favourite features of the flat include the large balcony, the well-thought-out layout, the excellent soundproofing, the built-in Sonos speakers, our spacious pan drawers, the generous storage, and the personal touches we've added to make it feel truly homely and unique compared to other flats."

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Kitchen / Dining / Reception Room

13'6" x 25'0"

Bathroom

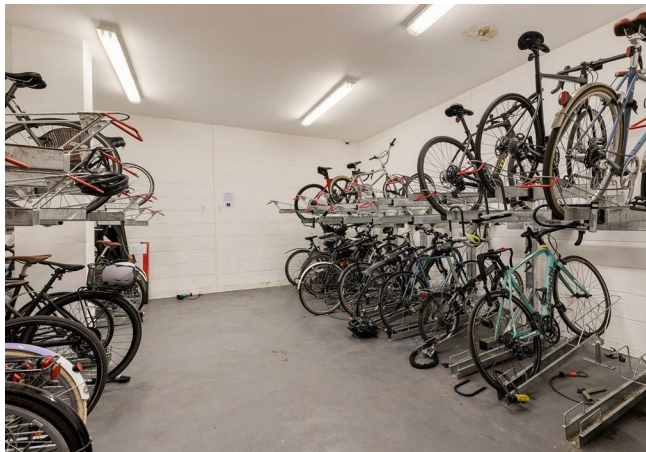
10'7" x 7'0"

Bedroom

9'0" x 14'1"

Bedroom

14'3" x 19'5"



Ensuite

4'10" x 6'10"

Balcony

17'2" x 6'3"



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