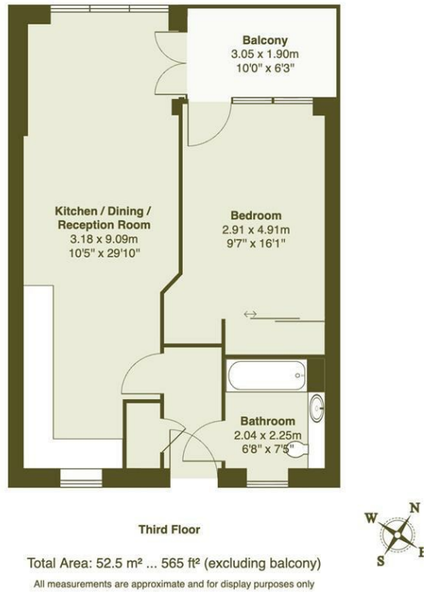
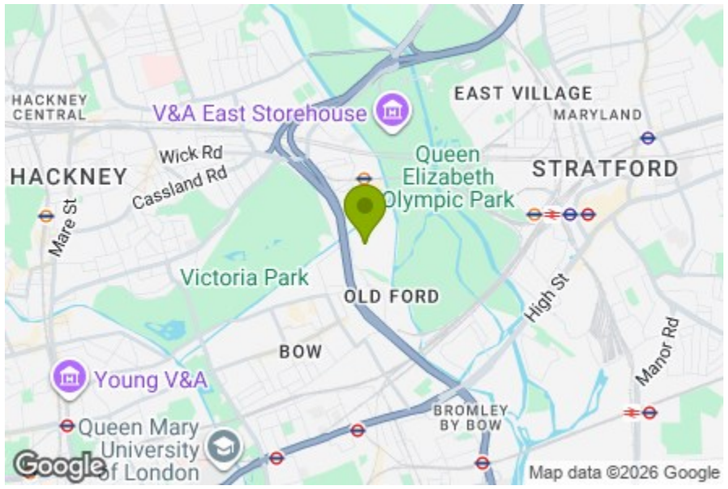
THE STOW BROTHERS

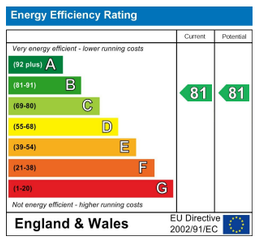


Third Floor

Total Area: 52.5 m² ... 565 ft² (excluding balcony)

All measurements are approximate and for display purposes only





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

E4 & N17
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E17 & E10
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Kitchen/Dining/Reception Room
10'5" x 29'9"

Bedroom
9'6" x 16'1"

Bathroom
6'8" x 7'4"

Balcony
10'0" x 6'2"

THE STOW BROTHERS

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SMEED ROAD, HACKNEY WICK

Offers In Excess Of £400,000 Leasehold

1 Bed Flat

Features:

- One Bedroom Flat
- Excellent Location
- Great Condition
- Secure Development
- Long Lease
- Private Balcony

This beautifully presented one-bedroom apartment sits on the third floor of a secure modern development in Hackney Wick. With a private balcony, generous open-plan living space and a long lease, it's a lovely spot to call home. You're also within easy reach of Victoria Park, the Olympic Park, the independent cafés and creative spaces of Hackney Wick, and excellent transport connections.

REQUEST A VIEWING
0208 520 3077

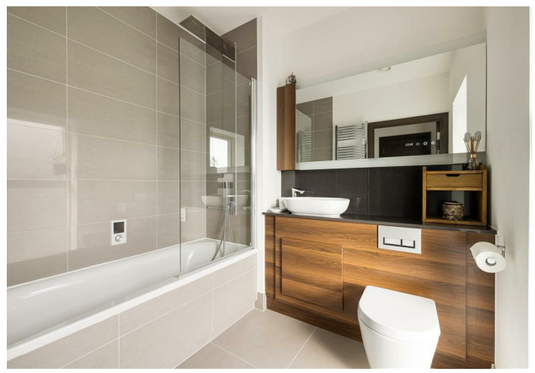














IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged apartment, with warm wood flooring and a neutral palette throughout. The open-plan kitchen, dining and reception room stretches across much of the property, offering plenty of space to relax, cook, and entertain. The contemporary kitchen features sleek white cabinetry, dark worktops and integrated appliances. Large glazed doors bring natural light into the living space and open onto your private balcony.

The bedroom is generously proportioned, with soft carpeting, built-in wardrobes, and plenty of room for additional furniture. Large windows bring in natural light, while the neutral décor creates a calm atmosphere. The bathroom is finished in contemporary grey tiling, with a bath and shower overhead, a fitted vanity unit, and a mirrored cabinet.

With approximately 565 square feet of internal space, the apartment offers a comfortable layout, and its excellent condition means you can settle straight in. The development itself features secure access, locked bike storage, a lift, and well-maintained communal areas.

WHAT ELSE?

- Hackney Wick Overground station is within easy reach, providing connections towards Stratford and Highbury & Islington. Stratford also offers Central, Jubilee, DLR, and Elizabeth line services, making journeys across London straightforward.

- Hackney Wick has a brilliant selection of independent cafés, restaurants, and bars. Explore the waterside spots around the canal, including Crate Brewery, Barge East and the creative spaces of Fish Island. Victoria Park is also nearby, offering open green spaces, walking routes and the popular Victoria Park Village.

- For more outdoor space, the Queen Elizabeth Olympic Park is close by, with riverside walks, landscaped gardens and cycling routes.

- Westfield Stratford City provides plenty of shopping, restaurants and entertainment, while the surrounding neighbourhood is home to a growing collection of independent businesses.



WORD FROM THE OWNER...

"Having lived here for eight years, I've seen the area grow and thrive, with new independent businesses, great places to eat and drink, and a strong sense of community.

My partner and I have loved being so close to Victoria Park and the Olympic Park which offer plenty of opportunities to get outdoors and enjoy the neighbourhood. There is a great mix of independent shops, cafés and restaurants, sports venues, and excellent transport links.

Since welcoming our baby this year, we've also discovered just how much the area has to offer for young families. There is a welcoming parent community and a wide variety of activities for parents and babies, making it a lovely place to settle into family life.

It has been a wonderful place to call home, with a great balance of green spaces, local amenities and a vibrant community."

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