
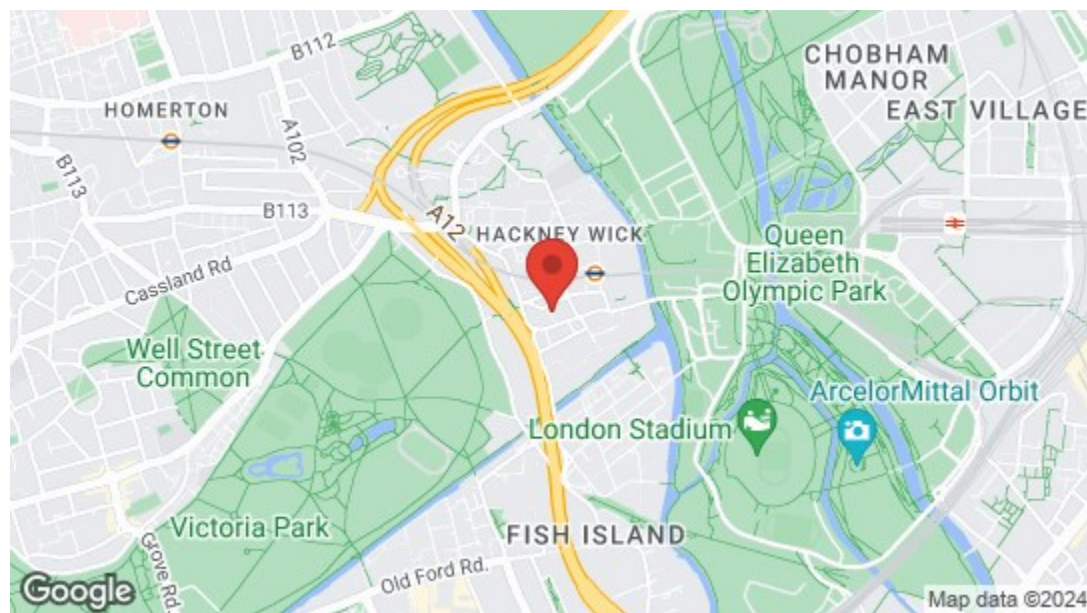


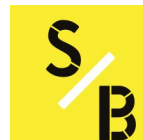
Fourth Floor

Total Area: 53.9 m² ... 580 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.

 **Meldola Yard, Hackney**
Guide Price £425,000 Leasehold
1 Bed Apartment - Purpose Built



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



→ **E17 Office**
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ **E11 Office**
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

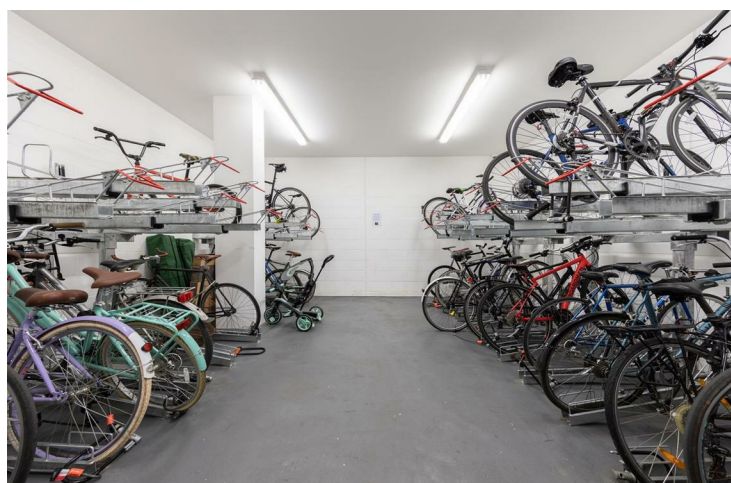
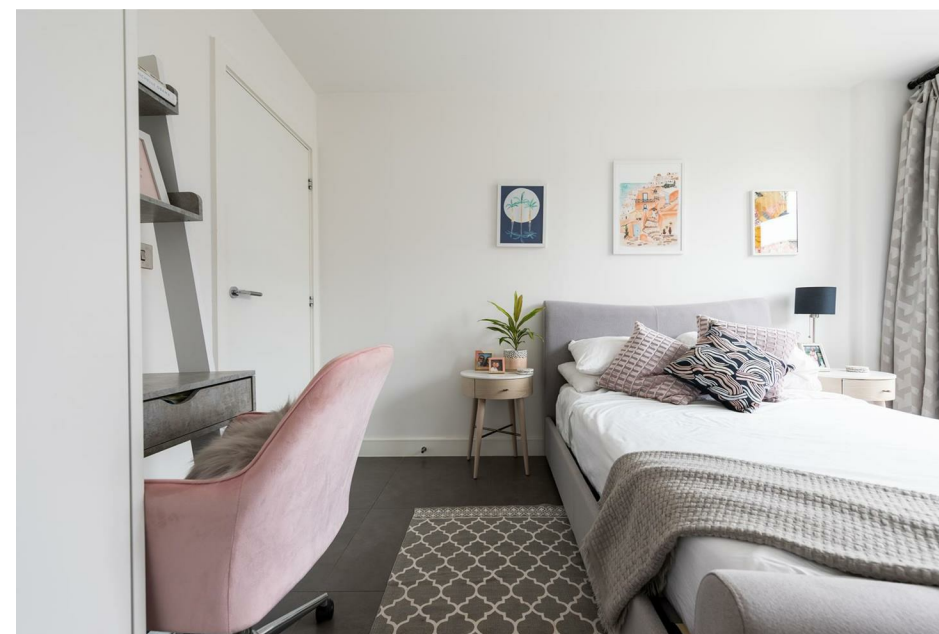
→ **E4 Office**
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 @stowbrothers



Features

- One Bedroom Apartment
- Fourth Floor
- Beautifully Presented
- Private Balcony
- Concierge
- Walking distance to Victoria Park
- Long Lease
- Residents' Gym



A sleek and modern one-bedroom flat with a private balcony and immaculate decor throughout, as well as a concierge and gym - so no more missed parcels or workouts.

Surrounded by Hackney Wick's vibrant food and drink scene, you won't have to venture far to find entertainment, but if you do have to travel further afield, Hackney Wick overground is a few minutes away, where trains run between Stratford and Highbury and Islington.



A WORD FROM THE OWNER...
I have really enjoyed my time living in this lovely flat in Hackney Wick. It has been a great place to entertain friends with its modern interiors, integrated Sonos sound system, access to communal roof terraces and central location amongst the multitude of cafes, bars and restaurants that Wick has to offer. The flat's south-facing balcony has been a real highlight, particularly in spring and summer when my partner and I have enjoyed working from home in the sun, al fresco dinners and Sunday morning coffees. Sainsbury's and the Overground station are each just a two minute walk away and Victoria Park is on the doorstep. The park is perfect for picnics and has an amazing food market on Sundays. The canals are also close by - a walk/run/cycle along them in one direction will take you to the open green spaces of Hackney Marshes and in the other direction, to Broadway Market and London Fields. The canalside bars and restaurants of Wick are a great place to hang out and are buzzing in the summer months. At the same time, the flat is internal-facing, so you're tucked away from any noise from the street when you want to go to sleep! Having the 24 hour concierge on-hand to receive parcels, hand over keys to friends and family when I have been away, help with the odd





➤➤ IF YOU LIVED HERE...

This whole apartment block has been designed with modern living in mind, so you'll soon become accustomed to little luxuries like the concierge and gym. In fact, thanks to the smart decor and buzzing ambience of the neighbourhood, you may not have much trouble convincing yourself that life here is one big holiday.

Your open plan kitchen/living area comes in at 288 square feet, with glossy flooring sweeping the length. The fourth-floor view below is pleasing, while at the other end you'll find your kitchen space, complete with sleek cabinets, integrated appliances and spotless worktops.

The generous floor-to-ceiling balcony doors ensure the room is full of light, but when the sun is shining, you'll want to make the most of your private balcony. For more chance to get to know your neighbours, pop over to the gym and get in some workout time without the commute there eating into your social life.

The bedroom is just as plush as the rest of the apartment, with custom-storage and neutral decor, while the bathroom is immaculate, with contemporary fittings, stylish herringbone tiles and an over-tub rainfall shower.

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, Lokoffee coffee shop, Howling Hops Brewery and Wadadli Kitchen for Caribbean cuisine. Victoria Park and the Olympic Village are both walking distance in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside strolls.

WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order delicious pizza as well as beers.
- Drivers can be on the A12 in just a few minutes for easy access to the North Circular and the Blackwall tunnel.
- Your long lease should give you peace of mind.

