
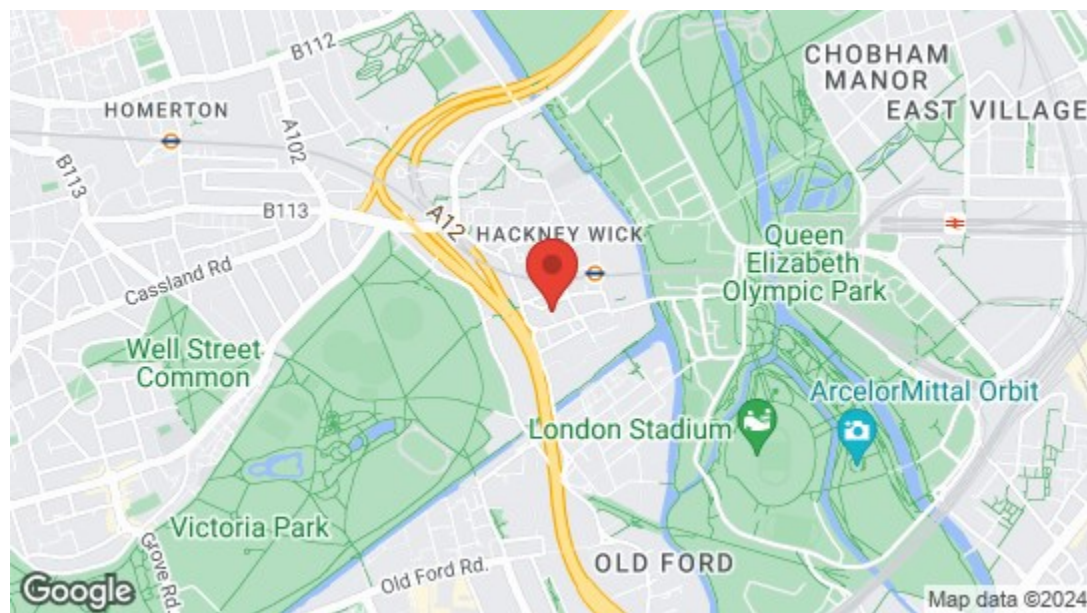


THIRD FLOOR

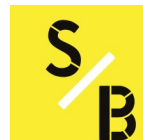
Total Area (Excluding Balcony): 74.5 m² ... 802 ft²

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.

 **Meldola Yard, Hackney Wick**
Asking Price £625,000 Leasehold
2 Bed Apartment - Purpose Built



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		83	83
(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	



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 E17 3AY
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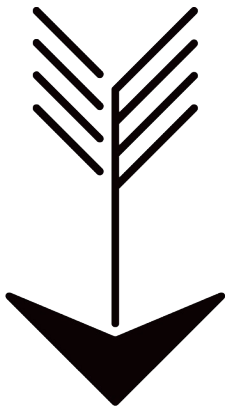
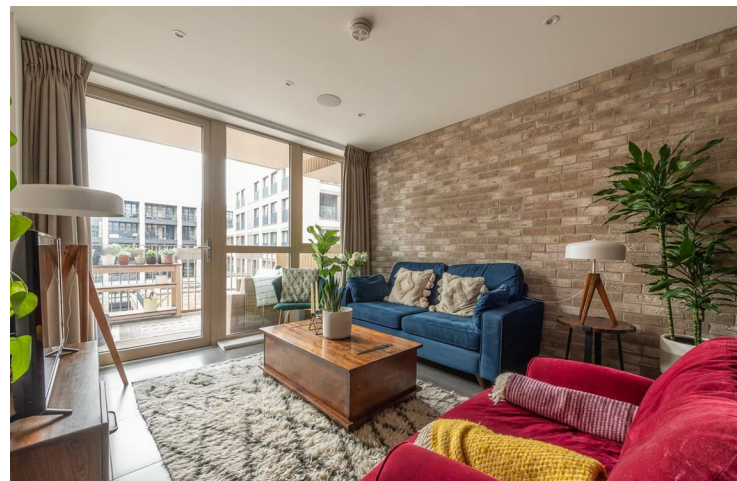
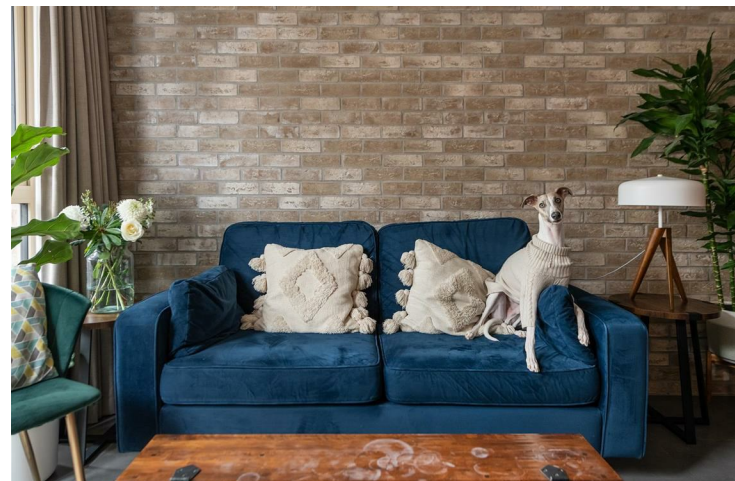
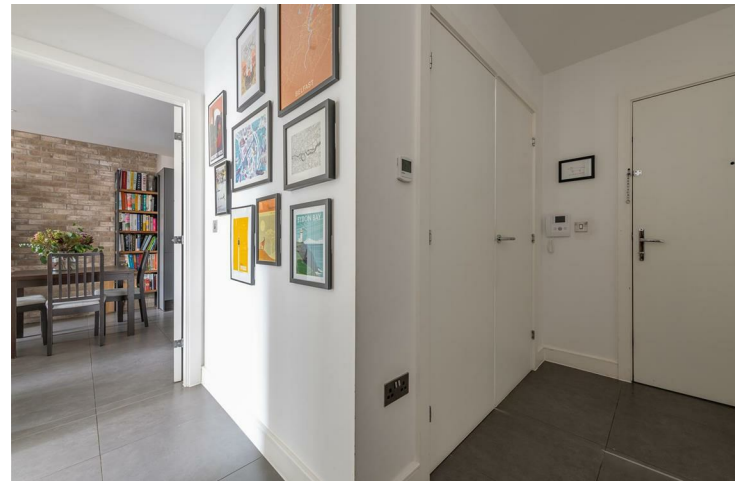
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Features

- Two Bedroom Apartment
- Two Bathrooms
- Third Floor
- Beautifully Presented
- Concierge Service
- Residents' Gym
- Private Balcony



An impeccably appointed two bedroom apartment on the third floor of a low rise development in the beating heart of Hackney Wick. With an en suite to the master bedroom, concierge, heaps of storage and covered balcony, this is quite a find.

On your very doorstep sits Hackney Wick's wealth of vibey artisanal coffee shops, restaurants and bars, as well as access to idyllic waterways and a choice of two landmark parks just five minutes' walk away.

A WORD FROM THE OWNERS...

"We've loved every moment of our Bagel Factory experience, from long walks in Victoria Park (4 minutes walk away), the Olympic Park and Hackney Marshes, to having incredible nightlife right on our doorstep. It's been amazing to be seconds away from our favourite bars and breweries like Grate, Howling Hops, Beer Merchants and Barge East. As well as having the latest high-spec appliances, the flat is incredibly energy-efficient. In three years living here, we've never switched the heating on. Super low energy bills, all year round. Every summer, our flat has been the home base for festivals, like All Points East and Field Day. The roof terrace makes an amazing spot for watching local fireworks. Plus, built-in Sonos speakers and a spacious balcony make this a natural party flat. You're in the perfect area for keeping active. With a well-equipped gym downstairs, you don't even need to leave home for a workout. Or you're a short walk from the Olympic park, swimming pool/aquatics centre and velodrome, plus there are amazing cycle paths and you can even rent a moose canoe to explore the nearby canal! Our neighbours have become some of our best friends. The block has a lively WhatsApp community and residents"





➤➤ IF YOU LIVED HERE...

You'll be enjoying your sleek, purpose-built designer home and its superb facilities, with the on-site concierge service and gym making it simple to stay in touch and in shape. Your 295 square foot open plan living area's a fine introduction, the kitchen area home to battleship grey and walnut cabinets, seamlessly integrated appliances and a herringbone backsplash. An exposed brick feature wall leads from the dining area through to the lounge, and natural light pours in through floor to ceiling windows.

Open the door here to step out onto the seventy square foot covered balcony, an immaculate spot looking out over this vibrant community. Head back to the hallway (and its handy storage) and bedroom one is an inviting 135 square foot, while your principal sleeper's another sizeable double with built-in storage and a sparkling en suite rainfall shower room. Lastly, the family bathroom's a fine place to soak away the day with a tub, rainfall shower and more beautifully bespoke herringbone tiling.

Outside and we'd be remiss not to recommend a visit to Cornerstone, serving up the freshest fish dishes courtesy of Tom Brown, the past winner of BBC2's Great British Menu. Just a four minute stroll away. Barge East is just as close and offers a delectable four course menu on this historic canal barge. Head through epic Queen Elizabeth Olympic Park for the Velopark, Wetlands Walk and Hackney Marshes, or wander to Westfield Stratford City's mega mall. With over 300 shops, food outlets, a cinema and casino spread out over almost two million square feet, there's something for everyone.

WHAT ELSE??

- Your new local is The Lord Napier Star. With its boldly emblazoned graffiti frontage, sumptuous interior and rooftop bar, it's an iconic meeting point right on your doorstep.
- Hackney Wick station's a mere two minutes away on foot for Stratford and the Central Line (plus excellent rail connections and the DLR), and Highbury and Islington for the Victoria Line. ?- You have eighteen schools/colleges rated 'Good' or better by Ofsted in a one mile radius, five of which have 'Outstanding' status. Mossbourne Riverside Academy is one of them, just an eight minutes stroll for Sir Clive Bourne's vision for elevating Hackney's children.

