

Third Floor



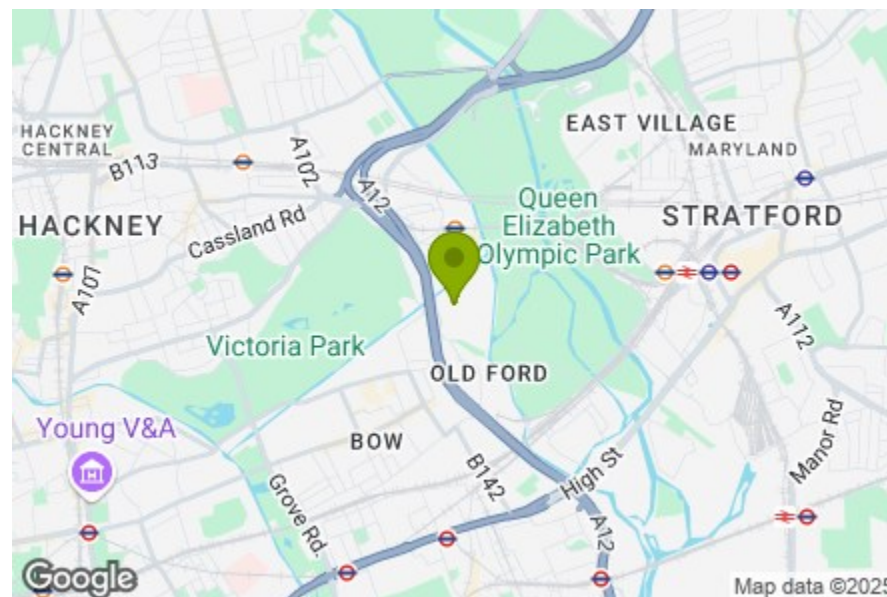
Total Area: 50.8 m² ... 547 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Diner / Reception Room
10'5" x 29'9"

Bathroom
6'7" x 7'4"

Bedroom
9'5" x 15'4"

Balcony
9'4" x 6'2"



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



SMEED ROAD, HACKNEY WICK

Offers In Excess Of £425,000 Leasehold
1 Bed Flat



Features:

- One Bed Property
- Third Floor
- Private Balcony
- Immaculately Presented Throughout
- Communal Roof Terrace
- Moments From Hackney Wick Station

A smartly finished one bedroom balcony apartment, sat on the third floor of an impressive development in Hackney's sought after Fish Island. You're surrounded by nature and nightlife, with Hackney Wick overground station just moments away.

Among the highlights of your new home are secure cycle storage and a roof terrace with splendid views over the Olympic Park and the City. A great place to meet the neighbours.

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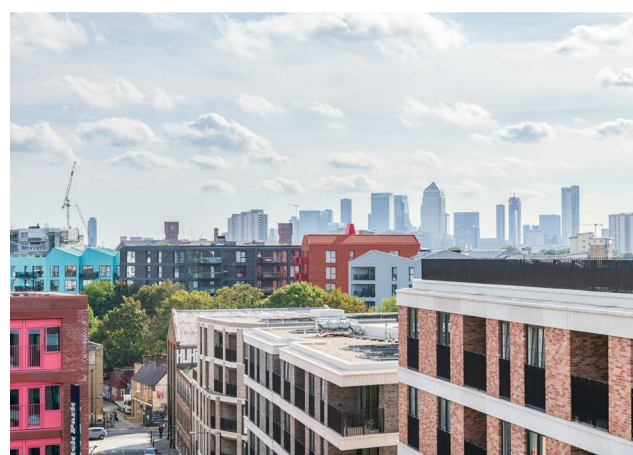
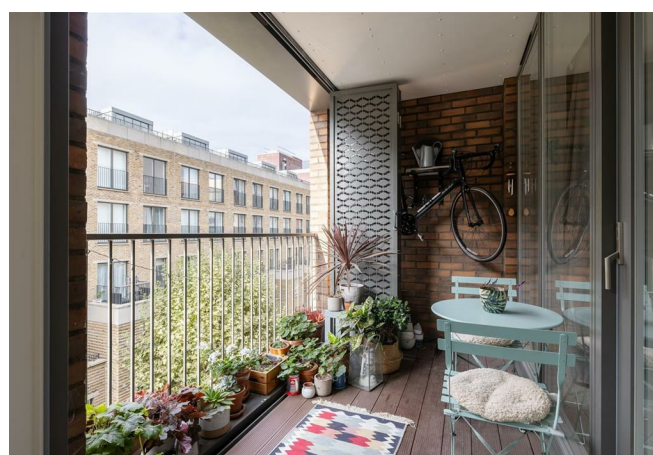
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IF YOU LIVED HERE...

Step inside and first stop will be your thirty foot deep open plan kitchen and reception, dual aspect with floor to ceiling windows flooding it all with light from one end. Your kitchen sits at the opposite end, decked out in a sleek suite of glossy cream cabinets and integrated appliances. Dark engineered oak flooring runs underfoot in between. Step out from here onto your private balcony, sheltered and timber decked, it's a lovely little outdoor sanctuary. It's also directly accessible from your bedroom, a 150 square foot, softly carpeted double with charcoal statement wall and integrated mirrored storage. Finally your chic, characterful bathroom completes things in style.

Outside and, as noted, you're right in the heart of Fish Island, Hackney's former warehouse district, now home to a broad range of wining and dining spots. Be sure to check out Barge East, a floating fine dining affair all the way from Holland and now less than ten minutes away on foot, moored up on the borders of the Queen Elizabeth Olympic Park.?

WHAT ELSE?

- Hackney Wick station is less than a half mile on foot, for direct nine minute runs to Stratford and its wealth of onward underground and overground connections. You can also get directly to Hampstead Heath, Camden Town and Highbury.
- The heart of Stratford is a pleasant twenty minute stroll across the Olympic Park, for Westfield shopping centre and a whole new range of nightlife.
- As noted, the endless greenery and world famous landmarks of the Queen Elizabeth Olympic Park are just a short stroll away. You also have the legendary Victoria Park on your doorstep, just five minutes on foot.



A WORD FROM THE OWNER...

"We bought our flat in 2018 and have absolutely loved the past six years in Fish Island. We knew the area was great, but it just keeps getting better. First, we are surrounded by amazing green spaces. The beautiful, tree-lined Victoria Park, with its vibrant summer festivals and expansive green areas, is just a five-minute walk away. It's perfect for picnics, runs, meeting friends, or escaping the city for a bit of peace. The Olympic Park is also on our doorstep, offering fantastic sporting and cultural amenities such as the Aquatics Centre, Velodrome, and the new V&A East, BBC studios, and Sadler's Wells. Having Westfield Stratford just a 20-minute walk away is another great asset. Hackney Wick and Fish Island have everything we need—restaurants, bars, delis, and probably the best sourdough in East London—all within a five-minute walk. Over the past six years, our flat has been the cornerstone of our lives. The dual-aspect kitchen, dining, and living room has been a versatile space for socialising, working (during Covid), and relaxing. Sunlight streams through in the morning, and the balcony catches the last rays of the day. The floor-to-ceiling window perfectly frames the London Plane tree, providing a stunning, ever-changing spectacle through spring, summer, and autumn. Most recently, the flat has adapted to become a home for our 11-month-old daughter, transforming perfectly into a family space. However, it's now time for a bigger place, so we are relocating north to be closer to family. We will definitely miss our life here—not just the flat, the beautiful parks, or the vibrant cafes and bars, but the Fish Island community, where we have made some lovely friends."

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