



Sixth Floor

Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room  
23'2" x 11'8"

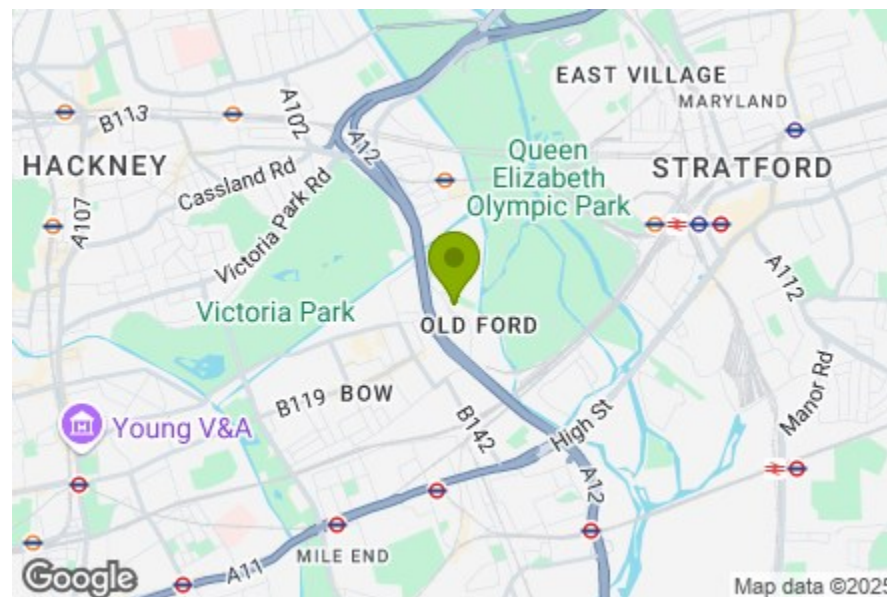
Balcony  
15'1" x 4'11"

Bedroom  
15'5" x 9'0"

Bedroom  
9'2" x 15'8"

Ensuite  
7'3" x 4'10"

Bathroom  
7'2" x 6'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



## HART YARD, BOW

Offers In Excess Of £575,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Private Balcony
- Fish Island Location
- Short Walk to Hackney Wick
- Approx 788 Square Foot

Situated on the sixth floor of a modern development in the heart of Fish Island, this immaculate two-bedroom, two-bathroom apartment spans around 788 square feet and comes with a private balcony, plenty of storage and the extra serenity that comes with living on the top floor.

Set amongst the energy of Hackney Wick's buzzing food and drink scene, you'll never be short of places to explore. But when you do need to venture further, Hackney Wick Overground is just a 15-minute walk away, linking you directly to Stratford, Highbury & Islington and beyond.

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**IF YOU LIVED HERE...**

You'd enjoy all the advantages of a well-designed contemporary home from the moment you step through the door. The open-plan kitchen/living space is full of natural light thanks to the generous windows - including the doors which open out to your own private balcony - perfect for relaxing on and enjoying the contrast of the treetop and skyline city views from your top floor position.

Inside, the sleek kitchen features integrated appliances, stylish cabinetry and spotless worktops, while the spacious living area is framed by immaculate flooring and clean lines throughout.

Both bedrooms are generously sized and immaculately finished with soft carpeting - with the main benefitting from built-in storage and an en suite - and there's a second bathroom that's just as smart, featuring contemporary fittings and finishes. Built-in storage in the hallway adds to the practical appeal.

The apartment's sixth floor position allows energy efficiency and a peaceful atmosphere, while keeping you close to all the action Fish Island and Hackney Wick have to offer...

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop and Howling Hops Brewery. Victoria Park and the Olympic Park 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.
- You can enjoy having the newly developed East Bank nearby, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A. You're also strolling distance from the ABBA Arena and Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.



**A WORD FROM THE OWNER.....**

"Amazing, vibrant neighbourhood in Hackney Wick, with some lovely local cafes and restaurants. Really close to some beautiful walks in nature, along the canals and in the parks and wetlands nearby. If we were staying in London, we would stay in this area!"

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