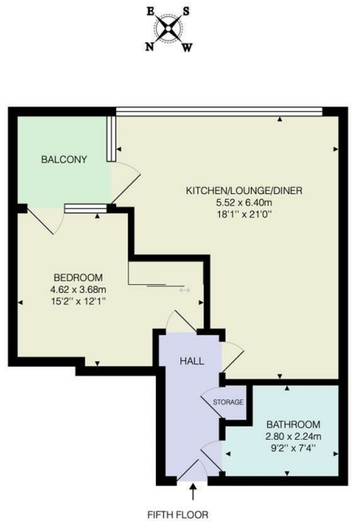



Total Area (Excluding Balcony): 54.4 m² ... 586 ft²

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.

Hall

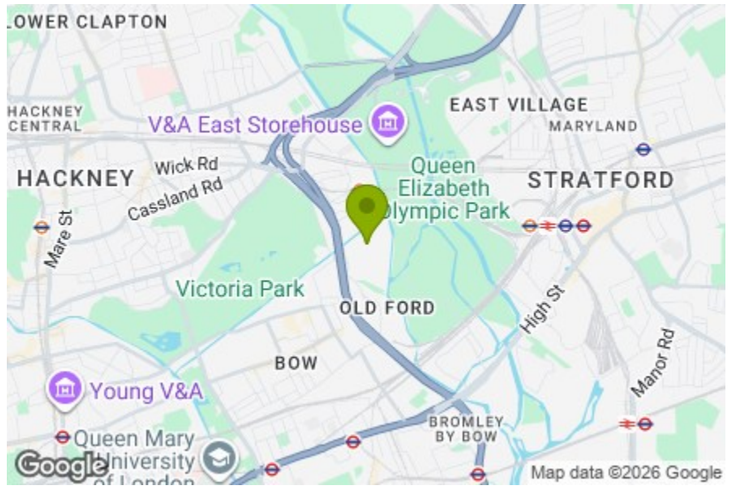
Storage

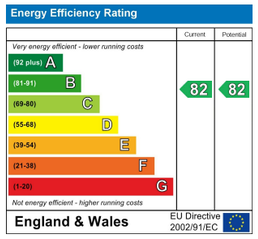
Kitchen/ Lounge/ Diner
18'1" x 20'11"

Balcony

Bedroom
15'1" x 12'0"

Bathroom
9'2" x 7'4"




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# CASINGS WAY, HACKNEY WICK

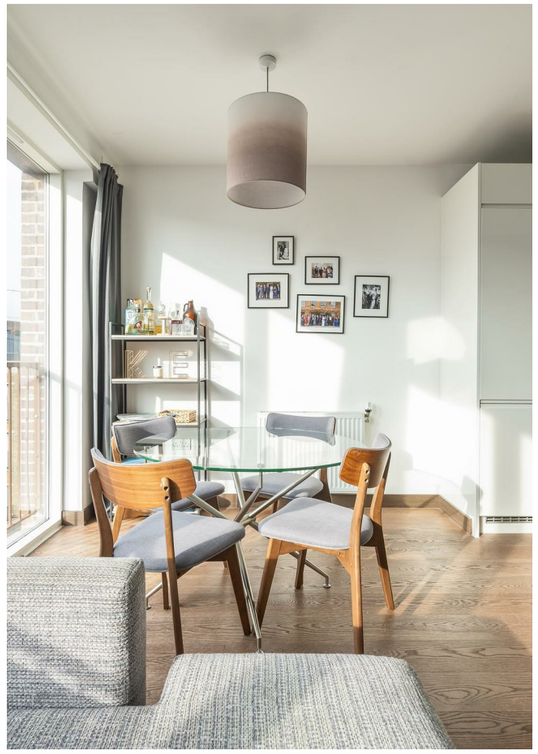
## Offers In Excess Of £415,000 Leasehold
## 1 Bed Apartment - Purpose Built

**Features:**

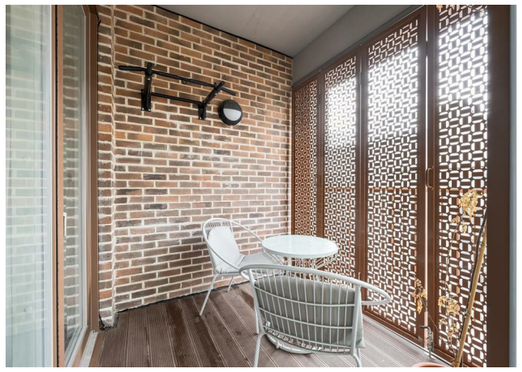
- One Bedroom Property
- Private Balcony
- Beautifully Presented Throughout
- Fish Island Location
- Moments From Hackney Wick Station
- Approx 586 Square Foot

This beautifully presented 1-bedroom apartment offers a spacious 586 square feet of naturally light-filled, open-plan living in the vibrant heart of Fish Island. Situated just moments from Hackney Wick station and boasting enviable private and communal outdoor spaces, this property is ideal for professionals seeking both convenience and style.

REQUEST A VIEWING
0208 520 3077















IF YOU LIVED HERE....

Located on the fifth floor of a contemporary block constructed in 2018, this property is finished to an exceptional standard and boasts an array of desirable features. From the generous hallway, you'll find a built-in storage cupboard and access to all your rooms. Engineered wood flooring extends underfoot, adding warmth and style. Immediately to your right is a contemporary bathroom, conveniently located as you enter. This space features a glazed shower and bath combination with calming warm beige tiling. A mirrored cabinet sits above wood-fronted cabinetry, while a countertop-mounted basin adds a designer edge.

The bedroom, carpeted for comfort, boasts a full-height glazed window and access to the private, secluded balcony outside, allowing for an abundance of natural light. A double-mirrored built-in wardrobe provides seamless storage and a full-height vantage point for accessorising.

The open-plan kitchen, dining, and living space is a stunning, light-filled area extending to 21 feet in length. It benefits from a large expanse of floor-to-ceiling panel windows running the width of the property, flooding the room with light even on the darkest days.

The L-shaped kitchen comprises sleek white cabinetry, integrated quality appliances, and soft downlighting. Opposite, you'll find a convenient slimline breakfast bar, perfect for quick meals, casual dining or a coffee on the go.

Leading out onto a private balcony, you'll discover a sheltered, decked haven with a brickwork feature wall and a discreet fretwork screen that stretches across the decked area for added privacy. This space is perfect for enjoying leisurely mornings or winding down in the evenings.

Residents also enjoy access to a communal terrace and rooftop garden, ideal for relaxing or entertaining during the summer. Set to decking with ample seating, it offers fantastic views over the city, perfect for watching dramatic skies as the sun sets and fostering a sense of community among neighbours.

WHAT ELSE?

- Fish Island, situated in the vibrant heart of East London, offers an exciting blend of creativity, culture, and connectivity. Once an industrial hub, this area has transformed into a thriving artistic enclave, home to numerous studios, independent galleries, and creative businesses.
- Well located for transport links, Hackney Wick station is within close proximity, offering quick links to Stratford for the Central Line and Highbury & Islington for the Victoria Line. As well as numerous bus routes There are a number of shops, bars, and



A WORD FROM THE EXPERT.....

I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.
Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.
Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.
I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
Branch Manager

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