



Meldola Yard, Hackney Wick, London, E9 5NW

Guide Price **£600,000**

arley
property

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

- Two double bedrooms
- Two bathrooms
- Private balcony
- Concierge and residents gym
- Communal roof terrace

A beautifully finished two-bedroom, two-bathroom apartment with a private balcony, positioned on the second floor of an elegant, modern boutique development. Perfectly located between Victoria Park and Queen Elizabeth Olympic Park, with Hackney Wick Overground station just moments away.

Residents benefit from thoughtfully designed communal areas and access to a private, residents-only gym.

Inside, the apartment offers approximately 784 sq ft of well-considered living space, designed with both style and practicality in mind. The welcoming entrance hall features a striking deep-toned finish and a generous walk-in storage cupboard.

The contemporary family bathroom is finished with designer tiling and soft lighting, featuring a shower over the bath. Meanwhile, the principal bedroom boasts its own sleek en-suite shower room. Both bedrooms are comfortable double rooms, finished in clean neutral tones and enhanced by floor-to-ceiling windows that flood the space with natural light.

The open-plan living space is the heart of the home, and the kitchen is fitted with smoky grey cabinetry, integrated appliances, and elegant marble-effect herringbone splashbacks. Large-format slate grey flooring flows through the space, past an exposed brick feature wall, and out onto the private balcony.

Outside, some of East London's most celebrated green spaces are right on your doorstep. Victoria Park is just a short walk away, offering gardens, cafés, a boating lake, and sports facilities. Meanwhile, Queen Elizabeth Olympic Park provides world-class leisure amenities, open parkland, and iconic landmarks, ideal for running, cycling, or relaxed weekend walks.

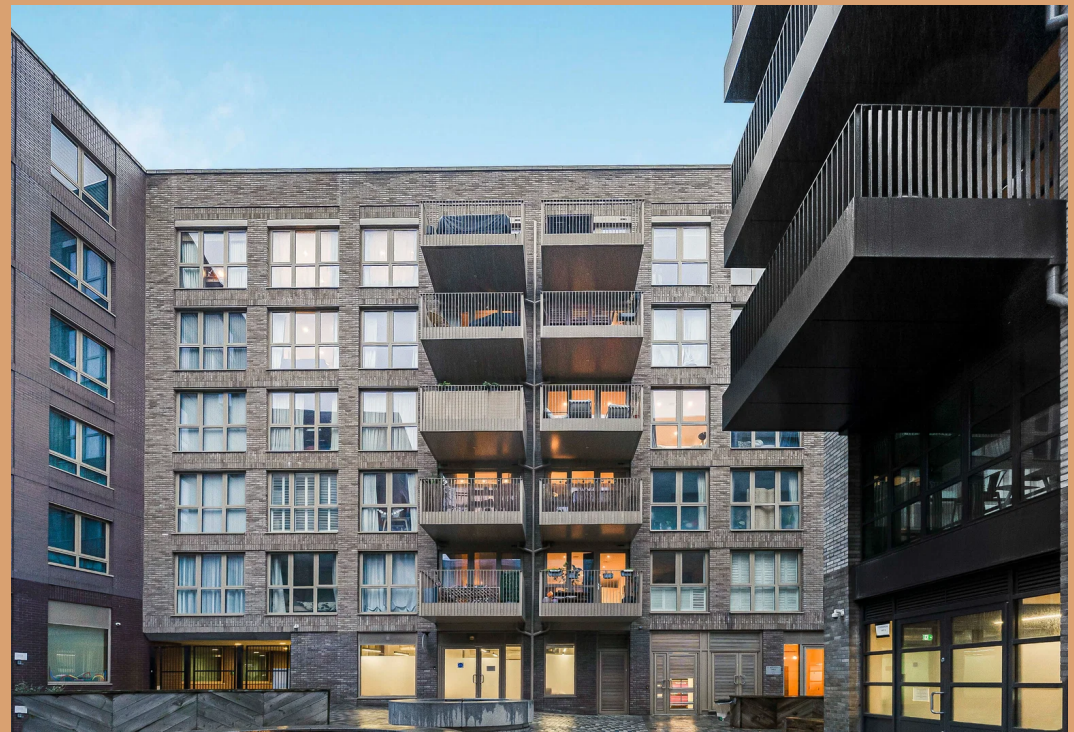
LOCAL LIFE:


Hackney Wick Overground station is approximately two minutes' walk away, offering fast connections to Stratford in one stop, along with easy access to Camden Town, Hampstead Heath, and Shepherd's Bush.

The popular Crate Brewery & Pizzeria is nearby for riverside food and drinks.

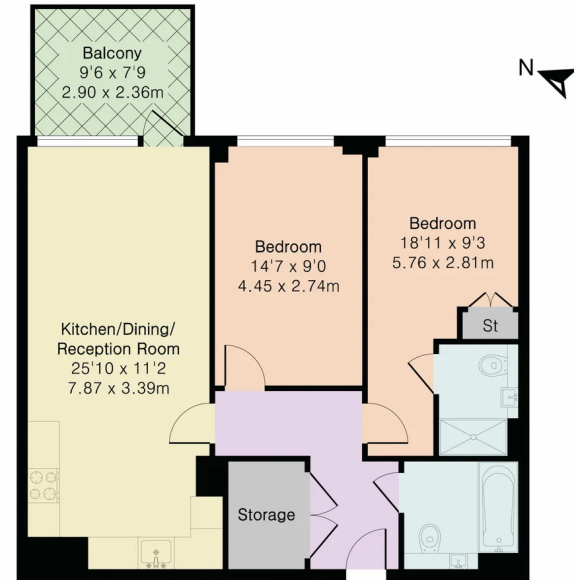
Fish Island, with its converted warehouse buildings and growing selection of independent cafés, bars, and restaurants, is around a ten-minute stroll away.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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	

Approximate Gross Internal Area 784 sq ft - 73 sq m



Second Floor



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