



Smeed Road, Hackney Wick

Asking Price £450,000 Leasehold

OLIVER *OJ* JAQUES
EST. 1986



Smeed Road, London, E3

Approximate Area = 558 sq ft / 51.8 sq m

For identification only - Not to scale



Smeed Road, Hackney Wick

Sandwiched between the green open spaces of Victoria Park and the Queen Elizabeth Park, second-floor, one-bedroomed apartment offers peaceful accommodation in a rapidly appreciating corner of Hackney Wick. Designed and constructed by Weston Homes within the last 5 years, Kiln House offers residents a landscaped rooftop garden with panoramic views towards the canal. This apartment spans 51.8sqm (558sqft) and boasts a private balcony, sleek modern interiors, wooden flooring throughout and a 999 year lease. Located just a canal-side stroll from Hackney Wick station and within 20 minutes walk of Westfield shopping centre and Stratford Int'l station, this conveniently located home makes a ideal first home and a great long term investment.

- One Bedroom Apartment
- Second Floor Position
- Private Balcony
- Communal Roof Terrace
- 51.8sqm (558sqft)
- 910Mb Fibre Broadband Available

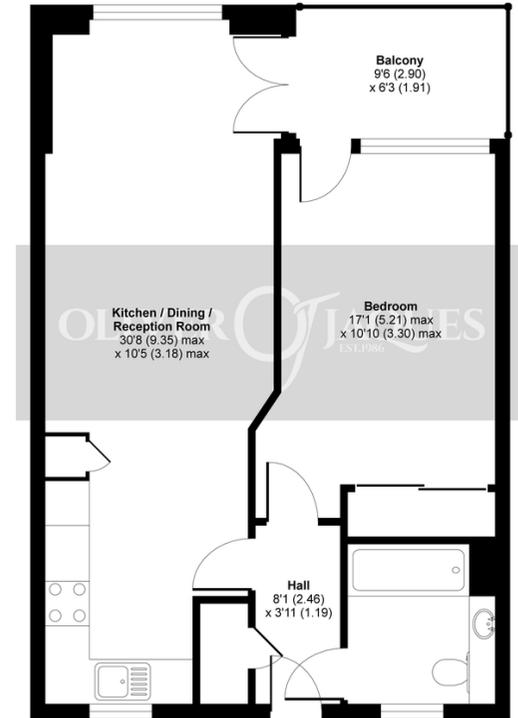
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SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Oliver Jacques - REF: 773032

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	