



# Wick Lane, Hackney Wick, E3

Asking Price: £400,000

 Benham  
& Reeves



# Wick Lane, Hackney Wick, E3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

The heart of the home is the bright and airy open plan living, dining, and kitchen area, ideal for both relaxing evenings and entertaining friends. Floor-to-ceiling glass doors open onto a private balcony, offering the perfect spot to enjoy your morning coffee or unwind with views of the City skyline.

The contemporary kitchen blends style and functionality with sleek grey lower cabinets, contrasting white upper units, and a full range of integrated appliances, including a fridge/freezer, oven, hob, extractor, and dishwasher. Whether you're cooking for one or hosting a dinner party, this kitchen is up to the task.

The spacious bedroom is filled with natural light and offers generous room for wardrobes and personal touches, creating a calm and comfortable retreat to recharge after a long day. A modern, high-spec bathroom features quality fixtures and a shower over the bath.

With Hackney Wick's vibrant community, green spaces, and superb transport links to Central London, everything you need is right on your doorstep.

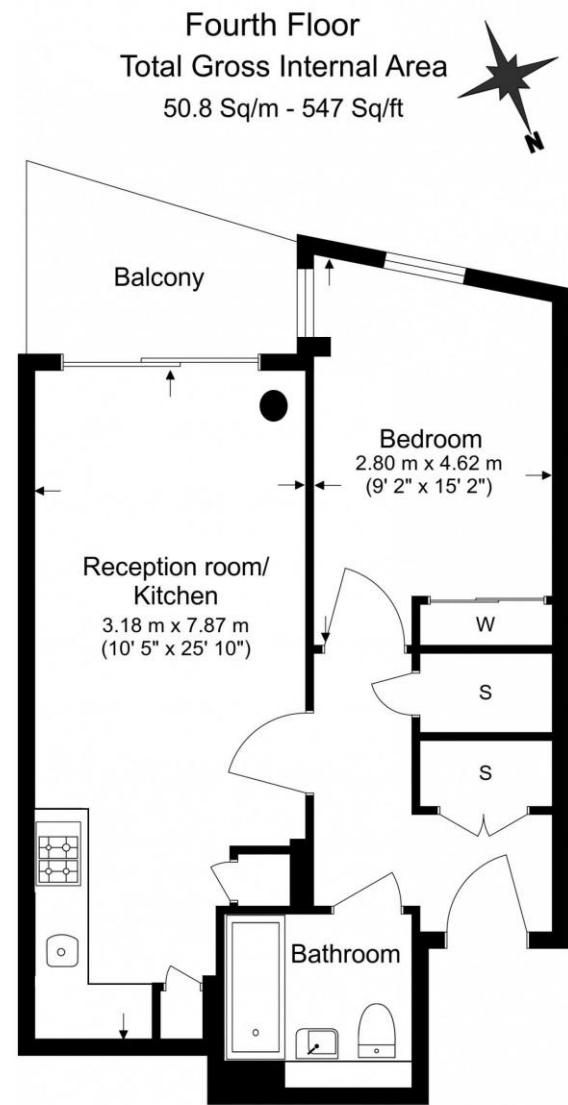




## Property Features:

- One Bedroom
- One Bathroom
- 547 Square Feet (Approx.)
- South-Facing Balcony
- Fourth floor
- Lift
- EWS1 Compliant
- Secure Bike Storage
- Olympic Park and Victoria Park are Moments Away
- Hackney Wick Station Close By





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£400,000
Tenure:	Leasehold Expires 01/04/2146 Approximately 120 Years Remaining
Ground Rent:	£150.00 (per annum) For the year 2025
Service Charge:	£1,989.36 (per annum) For the year 2025

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250288

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