



# Incredibly stylish modern apartment

**Meldola Yard, London, E9**

£475,000 Leasehold





Immaculate modern apartment  
Superb on-site amenities  
Three communal roof terraces  
Concierge  
Private Balcony  
Hackney Wick Overground nearby

#### Local Information

Hackney Wick and neighbouring Fish Island offer a fantastic array of popular bars and cafes, many with alfresco space. The Regent's Canal links the area with Victoria Park in one direction and down towards the River Lea and Olympic Village in the other. The area is well connected transport wise, with Hackney Wick Overground and frequent buses to many parts of the City.

#### About this property

This stylish fourth floor apartment forms part of a sleek modern development, located in the highly sought after Hackney Wick area of East London. The building features a wealth of communal facilities, including two roof terraces and a fully equipped gym and concierge.

Internally the flat is in immaculate condition throughout and features high spec units, a good sized private balcony and Sonos in the main rooms. The accommodation comprises: hallway with storage cupboard, reception/kitchen, bathroom, and principal bedroom with fitted wardrobes.

#### Tenure

Leasehold (247 years remaining)

#### Local Authority

London Borough of Tower Hamlets

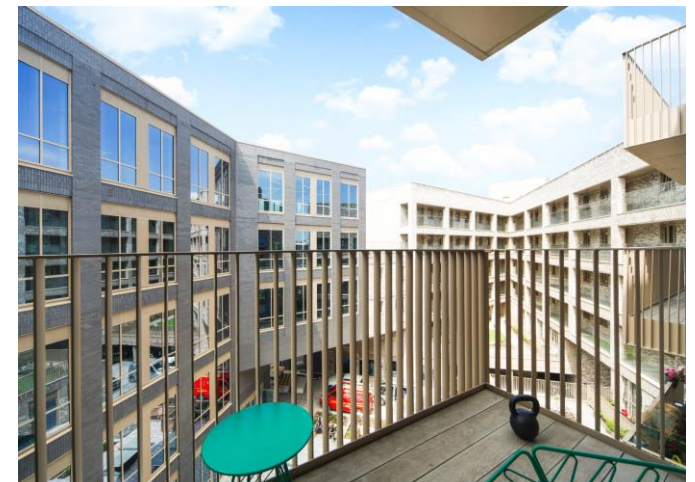
#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.

Telephone: +44 (0) 20 3222 5555.








Meldola Yard, London, E9  
Gross Internal Area 584 sq ft, 54.3 m²

onTheMarket.com

 savills

savills.co.uk


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Approximate Area = 54.3 sq m / 584 sq ft  
Balcony Area = 6.7 sq m / 72 sq ft  
For identification only. Not to scale.  
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Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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 

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