



## 2 Wyke Road, Fish Island Village, London E3 2NU

**Guide price £754,500**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING LUXURY APARTMENT !

Birchills Estate Agents are delighted to offer the sales market this lovely 3 double bedroom home located within the popular Fish Island Village development.

The property is well connected with Hackney Wick train station offering quick links to Stratford for the Central & Jubilee Lines and Highbury & Islington for the Victoria line.

There are a number of shops, bars and award winning restaurants nearby. Westfield Shopping Centre is a short walk away and two footbridges connect the flat to Victoria Park and to the Olympic Park.

The property has been finished to a very high standard throughout and offers 3 double bedrooms with the main bedroom benefiting an en-suite shower room, a high spec kitchen including Bosch appliances, all open to the dining and living areas that lead out to a large balcony with skyline views over London.

This home boast wood flooring, fibre cabling for high speed internets, underfloor heating throughout, concierge services and a spectacular resident gymnasium.

## 2 Wyke Road, Fish Island Village, London E3 2NU

**Hallway**  
15'6" x 14'5" (4.73 x 4.4)



**Dining**



**Kitchen - Living - Dining**  
26'7" x 11'8" (8.11 x 3.57)



**Living**

**Double Bedroom**  
13'6" x 12'4" (4.14 x 3.76)



**En-Suite Shower Room**  
7'2" x 5'0" (2.2 x 1.53)



**Kitchen**



## 2 Wyke Road, Fish Island Village, London E3 2NU

**Double Bedroom**  
12'7" x 11'6" (3.86 x 3.53)



**Balcony**



**Bathroom**  
7'4" x 6'5" (2.26 x 1.97)

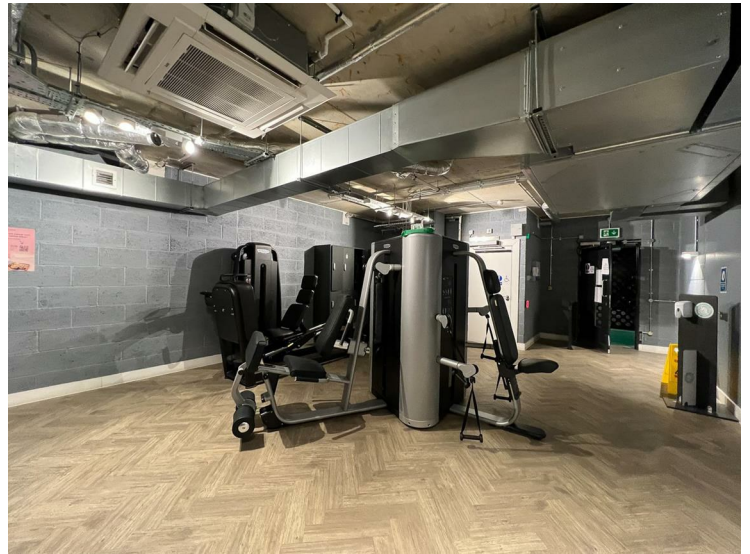


**Gated Underground Parking**

**Underground Secured Parking**

**Concierge**

**Gymnasium**



**Double Bedroom**  
12'10" x 8'11" (3.92 x 2.72)



**Gymnasium**

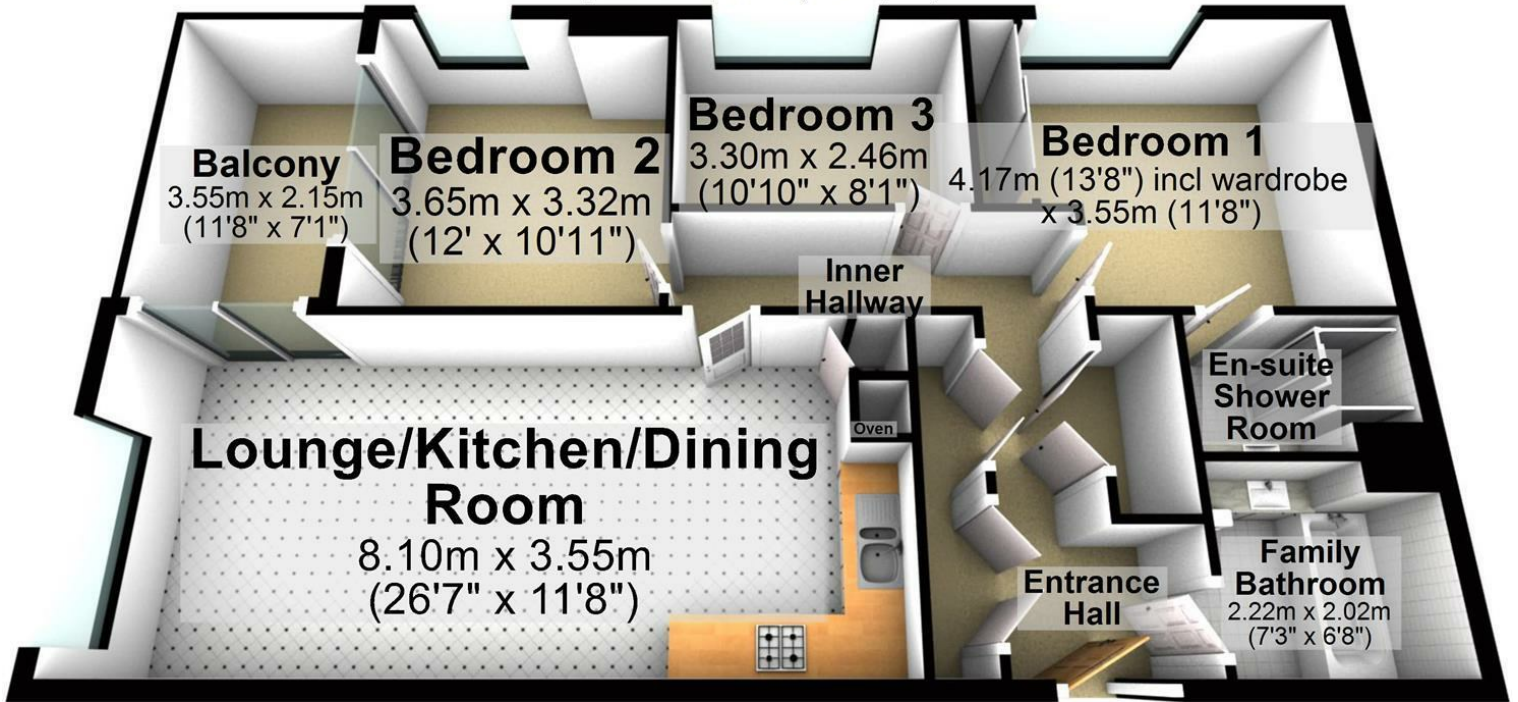
**River Location**

**River Location**

**Communal Entrance**

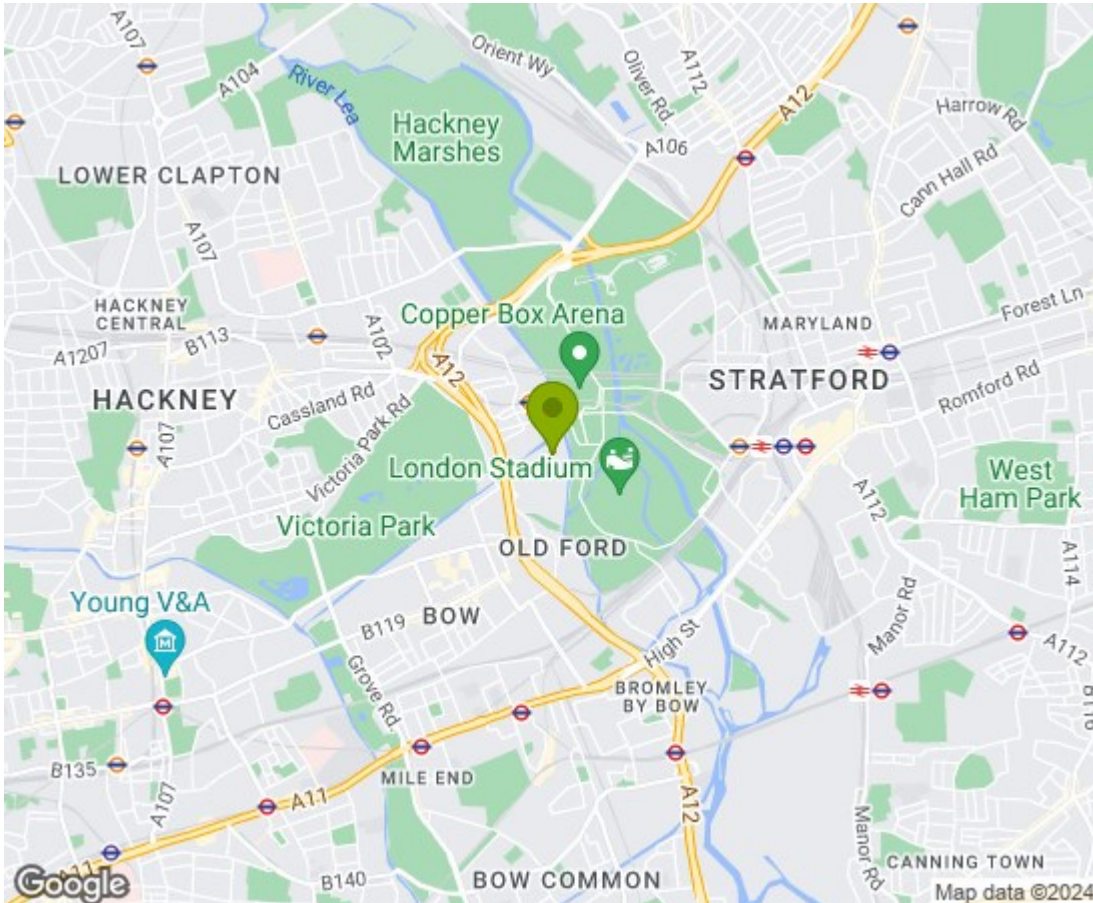
## Floor Plan

Approx. 87.5 sq. metres (941.8 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Drawn by SPG. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

