

BUTLER & STAG

Ink Court, Bow, E3
London

Guide Price £550,000



Ink Court, Bow, E3

London

Positioned on the vibrant edge of Fish Island, this large two-bedroom, two-bathroom apartment offers generous living space, modern finishes and a private balcony. Located on Wick Lane, it combines waterside tranquility with fast access to Hackney Wick's creative scene, Stratford's shopping and transport, and the open green spaces of Victoria Park and the Queen Elizabeth Olympic Park.

- Waterside Development
- Two Bathrooms
- Two Double Bedrooms
- Lift Access to all Levels
- EWS1 Compliant
- Hackney Wick Station Close By
- Bicycle Storage / Concierge Service
- Private Balcony
- 1121 Sq/Ft Internal Living Space
- Landscaped Resident Only Gardens



This apartment has been designed with space and light in mind. The open-plan reception spans the heart of the home, with plenty of room for both relaxing and entertaining. Glazed doors open out to the private balcony, where you can enjoy morning coffee or evening drinks.

The kitchen features sleek cabinetry, quality worktops and integrated appliances, blending seamlessly into the living area while still offering excellent practicality.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from its own en-suite shower room. The second bathroom, finished in a contemporary style, serves the second bedroom and guests alike.

On Wick Lane, just off Fish Island, you're in one of East London's most exciting and evolving neighbourhoods. Hackney Wick is a short stroll away, with its mix of independent cafés, breweries, creative studios and riverside bars. Victoria Park and the Olympic Park provide acres of green space on your doorstep, while nearby Stratford Westfield offers world-class shopping and leisure.

Hackney Wick Overground for Shoreditch, Dalston and Highbury & Islington

Stratford International & Stratford Underground (Central, Jubilee, DLR, Elizabeth Line) for Canary Wharf, the City and West London.

Excellent cycle routes and canal towpaths linking to Victoria Park, Islington, and beyond.

Council Tax band: D

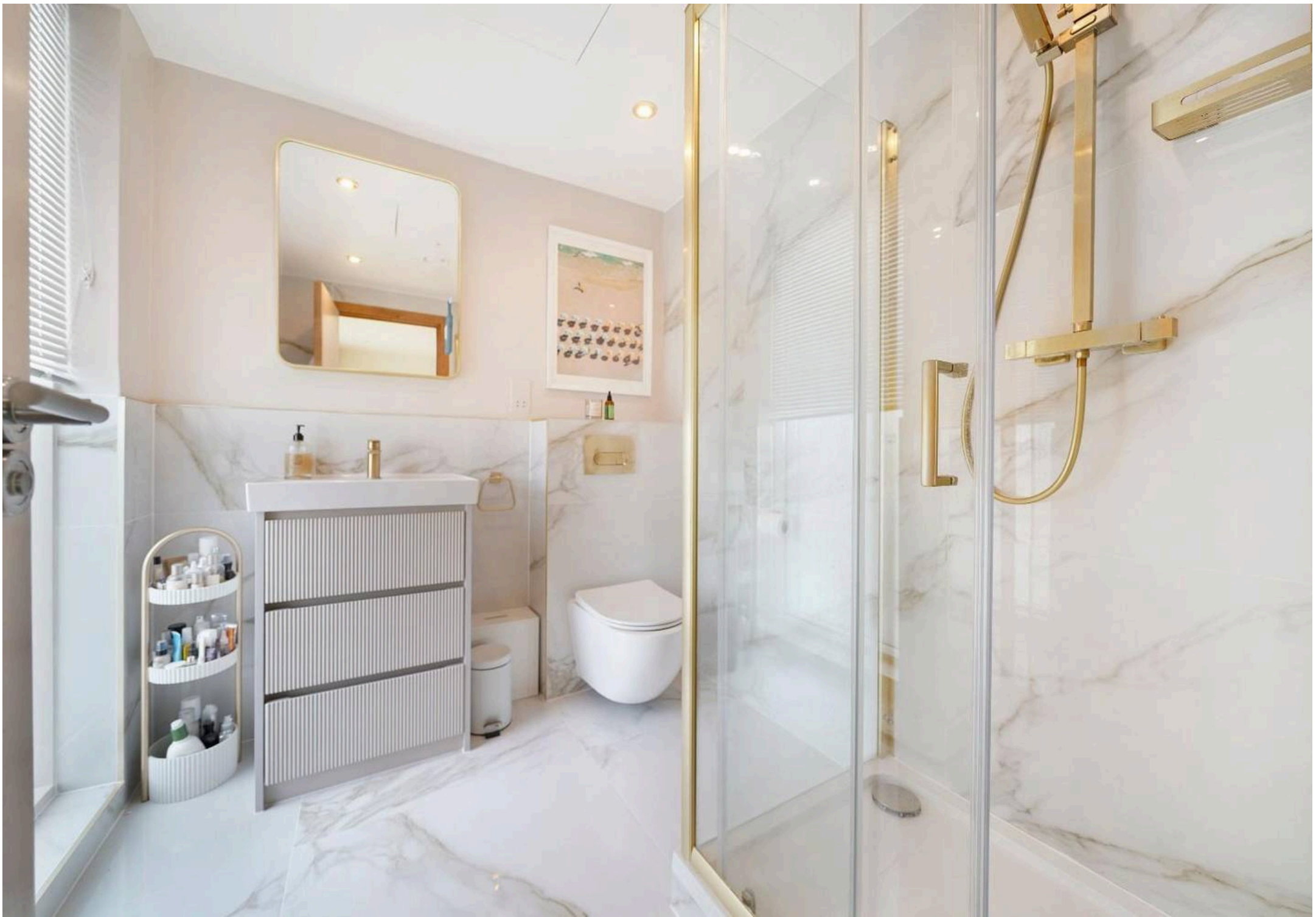
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





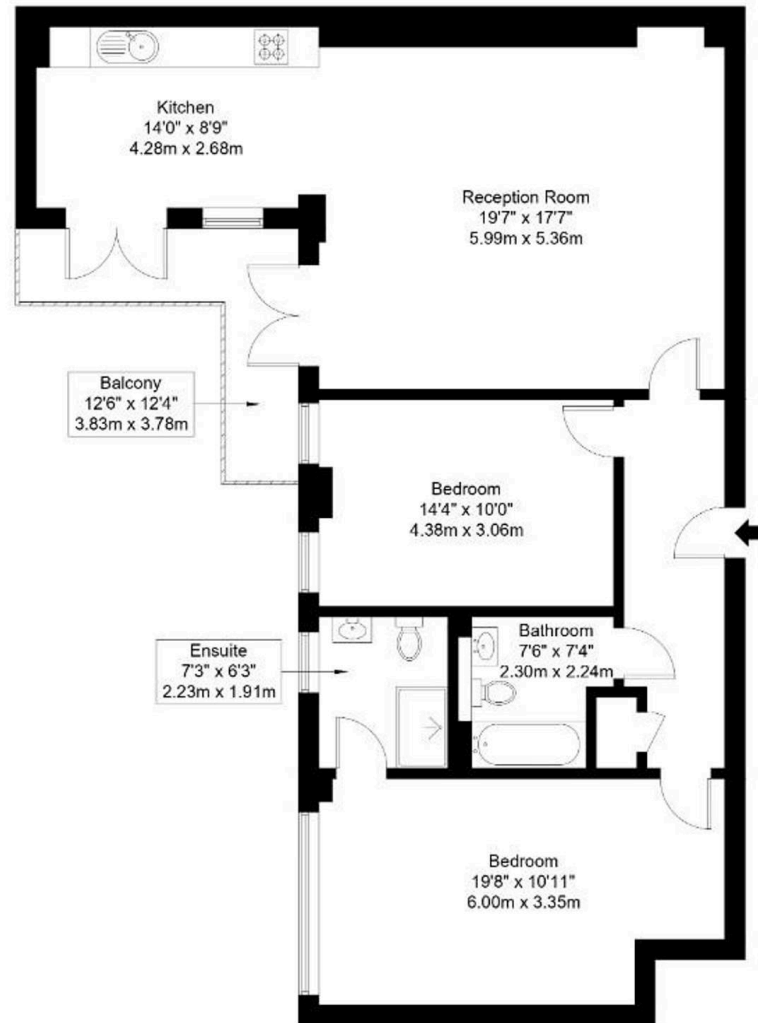
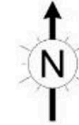


Wick Lane, E3 2PW

Approx Gross Internal Area = 96.7 sq m / 1041 sq ft

Balcony = 7.4 sq m / 80 sq ft

Total = 104.1 sq m / 1121 sq ft



Third Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



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Book your **FREE** valuation now



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