

Flat 308, Distillery Building, 11 Hart Yard  
London

Guide Price £400,000



## Flat 308

Distillery Building, London

- Spacious One Bedroom Apartment
- Immaculately Presented Throughout
- Floor-To-Ceiling Crittall-Style Windows
- Flooded With Natural Light
- Located In The Prime Location Of Fish Island And Hackney Wick
- Close Proximity To The Award Winning Victoria Park
- Private South-Facing Balcony
- Positioned On The Third Floor Of This Modern Development





Guide Price £400,000 - £425,000

Presenting an immaculately presented and spacious one bedroom apartment, positioned on the third floor of Distillery Building, a modern development in the highly sought-after area of Fish Island and Hackney Wick. This impressive home is a showcase of contemporary urban living, featuring striking floor-to-ceiling Crittall-style windows that flood the interior with an abundance of natural light, creating a bright and inviting atmosphere throughout.

The generous open-plan living and dining area offers ample space for relaxation and entertaining, while the sleek, modern kitchen is equipped with high-quality appliances and stylish cabinetry, providing both functionality and aesthetic appeal. The well-proportioned bedroom benefits from excellent storage solutions and enjoys the same exceptional levels of light as the rest of the apartment, ensuring a restful environment. Boasting a double sized bedroom which is complimented by a thoughtfully designed built in storage unit, the property also includes a beautifully finished bathroom, complete with premium fixtures and fittings, designed to offer a luxurious experience. With a private south-facing balcony accessible from the living area, residents can enjoy an additional space that is perfect for morning coffee or unwinding at the end of the day. Additionally residents benefit from a landscaped communal garden.

Situated in a prime location, this apartment is just a short distance from the award-winning Victoria Park, offering a vibrant lifestyle with an array of independent cafes, restaurants, and cultural attractions nearby. Excellent transport links provide easy access to the City, Canary Wharf, and beyond,







## Third Floor

Approx. 50.4 sq. metres (542.2 sq. feet)  
(excluding Balcony)



Total area: approx. 50.4 sq. metres (542.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Hart Yard**

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