



SMEED ROAD E3  
**2 bedroom apartment**

**£650,000**  
SOLD

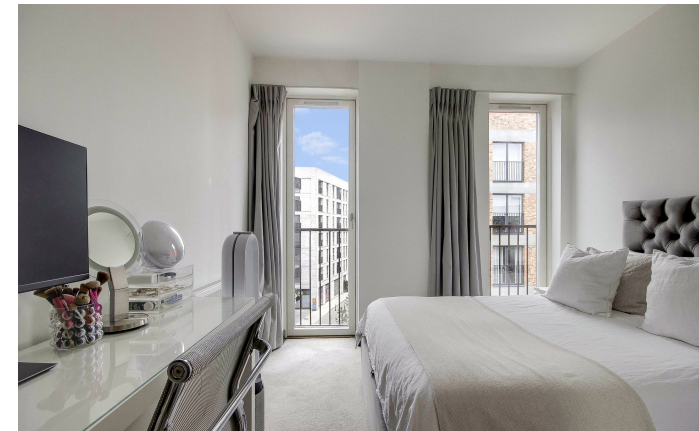
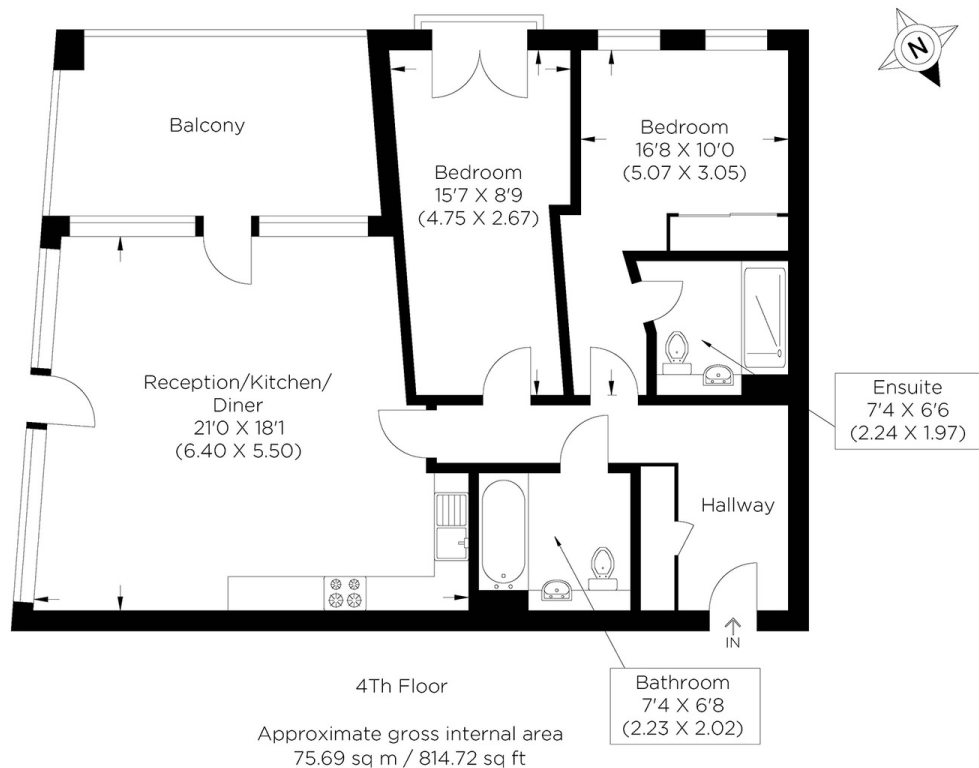




# SMEED ROAD E3

This stunning, modern two-bedroom apartment is in The Foundry in Smeed Road, Hackney Wick E3, close to Queen Elizabeth Olympic Park and the London Stadium. The apartment boasts a bright, airy and spacious dual-aspect open plan living area which includes a luxury fitted kitchen complete with integrated appliances, which is flooded with natural light from the floor-to-ceiling windows with access to the substantial private decked balcony, two double bedrooms, with two bathrooms; one of which is an en-suite. Hackney Wick is a family-friendly residential area with a real sense of community, and this property is within walking distance of Hackney Wick Overground Station for easy access to Stratford and The City. The Elizabeth Line provides access to Heathrow Airport in less than 40 minutes. In addition, residents of The Foundry benefit from access to the landscaped rooftop garden with panoramic views towards the canal.

Borough: Tower Hamlets\* Council Tax: D\* EPC: B Lease Term: 994 years\* Service Charge: £1,629\* Ground Rent: £350\*  
Nearest Station: Hackney Wick (0.27 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.

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