



ARDENS BUILDING E3
1 bedroom apartment

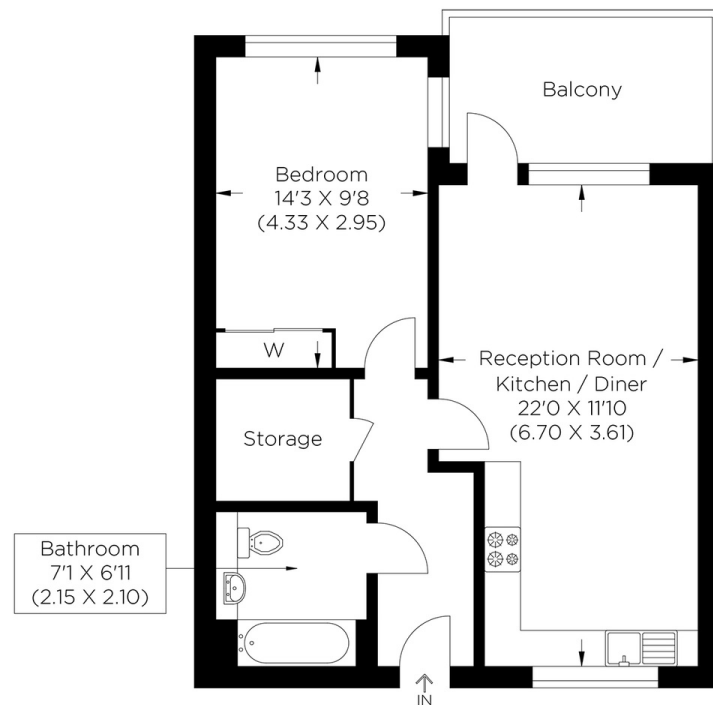
£425,000
SOLD STC**



ARDENS BUILDING E3

We present a stunning, modern one-bedroom apartment in the Ardens Building, Wyke Road, Bow E3. Ardens Building is part of Fish Island Village, 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 and a large balcony accessed from the main living space. The stylish double bedroom has built-in wardrobes and ample floor space. Bathroom fittings are of a very high standard, and the room is generously proportioned. The residents benefit from a gym, concierge and secure bike storage. Fish Island Village is a family-friendly residential area with a sense of community. Wyke Road is within easy reach of Hackney Wick Station Overground for easy access to Stratford and The City and the forthcoming Crossrail network to access Heathrow Airport in less than 40 minutes. We recommend booking a viewing appointment.

Borough: Tower Hamlets* Council Tax: C* EPC: B Lease Term: 244 years* Service Charge: £1,531* Ground Rent: £300*
Nearest Station: Hackney Wick (0.22 miles) Material Information: www.alexneil.com/material-information



Approximate gross internal area
50.21 sq m / 540.45 sq ft



Canary Wharf & Docklands Office
2 Westferry Road, Canary Wharf, London E14 8JT

t: 020 7537 9859 e: canarywharf@alexneil.com

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.

ALEX NEIL

ESTATE AGENTS SINCE 1984

2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

40 years of expertise: With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



ALEX NEIL

ESTATE AGENTS SINCE 1984

www.alexneil.com