



LOVE LIVING  
HACKNEY



Curie House Wallis Road, London, E9 5TF

Offers in excess of £585,000



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# Curie House Wallis Road

London, E9 5TF

- Open plan kitchen and living room
- Bosch appliances
- Private Balcony
- Hackney Wick location
- Siemens washer/dryer neatly integrated
- Communal courtyard
- Basement bike storage plus on-site concierge
- Floor to ceiling windows

## The Home-

This third floor apartment in Curie House, Hackney Wick, offers a spacious modern layout centred on a bright open plan kitchen/living area with floor to ceiling windows that flood the space with light and opens onto a private balcony for seamless indoor outdoor living. It includes two versatile bedrooms. Both rooms are spacious with the second bedroom currently being used as an office. The property also benefits from two bathrooms. One en-suite and a well proportioned family bathroom with a full bath and shower. The practical design flows logically from the entrance through communal spaces to private quarters. Located in vibrant Hackney Wick between Victoria Park and the River Lee, the area has transformed with cultural investment, boasting excellent independent restaurants, bars, and breweries like Cornerstone, Silo, Crate Brewery, and the Breakfast Club, alongside nearby Here East campus and The Yard theatre. Victoria Park is a short walk away, surrounded by popular pubs and Victoria Park Village's quality shops and eateries. The property is just a short walk from Hackney Wick Overground station, providing quick connections to Highbury & Islington and Stratford International.



## The Indoors

You enter the home and the front door opens into a hallway that connects every room without wasted space. To the right, the spacious open plan kitchen/living area that forms the natural heart of the home. The kitchen is positioned toward the rear, fully equipped and thoughtfully designed with integrated high-spec appliances, ample storage for essentials, and a practical layout that keeps everything accessible while maintaining a clean, open feel. The living and dining zone flows seamlessly in front, offering generous room for relaxing or entertaining, enhanced by floor to ceiling glazing that pours in natural light and slides open straight onto a private balcony for effortless indoor outdoor connection. Leading off the hallway to the left are the two bedrooms. The first bedroom, to one side, is a comfortable double with plenty of space for a bed and storage, bathed in natural light from large windows that is currently being used as an office space. Adjacent is the family bathroom, neatly finished with a full bath (including shower), heated towel rail, and sleek, modern fittings. At the rear lies the principal bedroom, a generous double room easily accommodating a bed, built-in wardrobes, and good daylight. The layout provides clear separation between living and sleeping areas while keeping the flow logical and efficient overall.

## The Outdoors





The private balcony extends directly from the living area and offers space to sit, unwind, and spend time with friends or family while looking out across the surrounding neighbourhood. In addition to this, residents also have access to a large shared roof terrace.

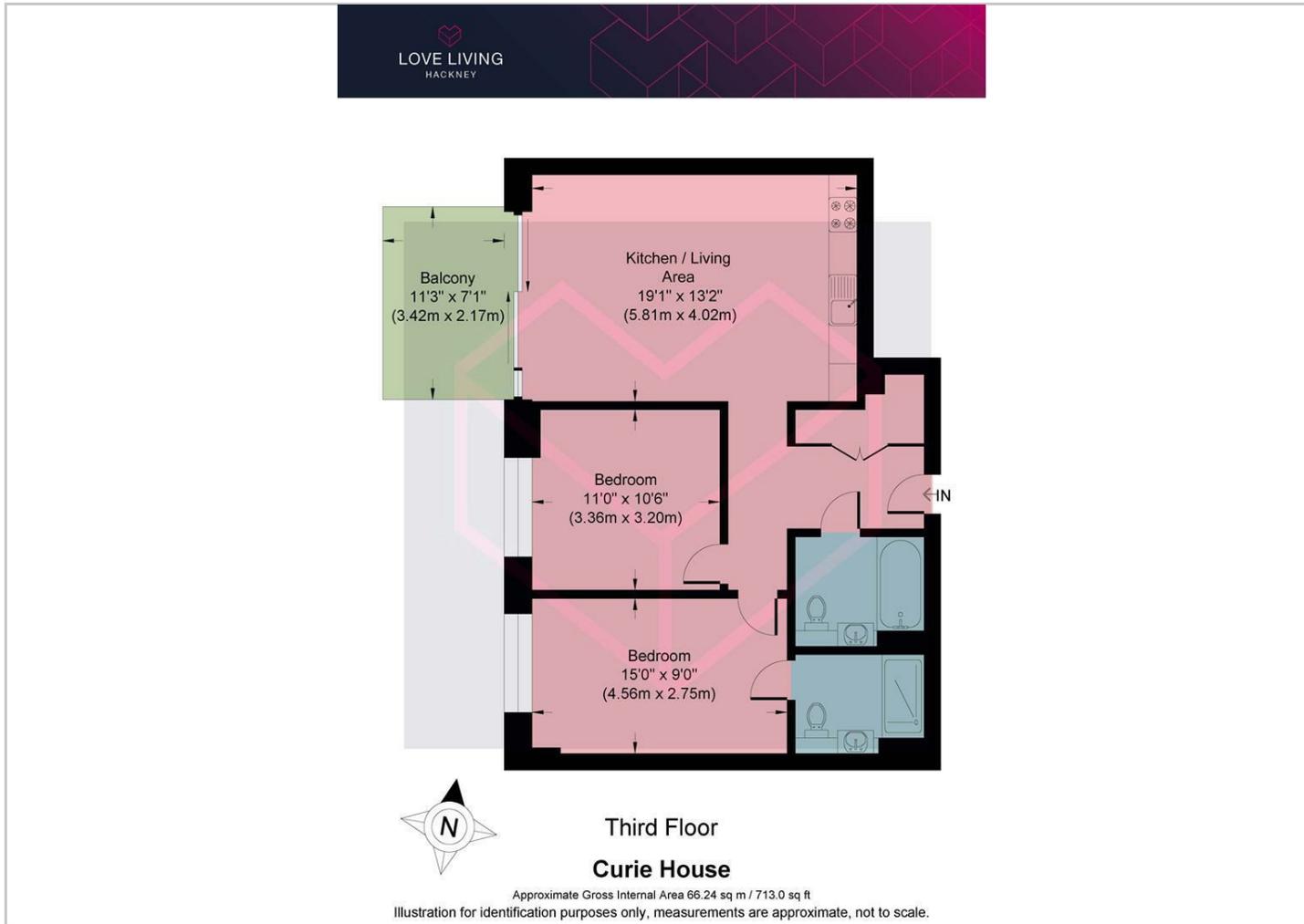
### Loving the Location

Curie House is located in Hackney Wick, between Victoria Park and the River Lee. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including the award-winning Cornerstone, Silo, Crate Brewery and the Breakfast Club. The Here East campus is a short walk away, while award-winning theatre and music venue The Yard is also close by. Victoria Park is a short walk away and is surrounded by a number of good pubs. On the north side of the park is Victoria Park Village with its excellent range of restaurants and shops including The Ginger Pig butchers, Bottle Apostle and Jonathan Norris Fishmongers. The apartment is an eight-minute walk from Hackney Wick station which runs London Overground services to Highbury & Islington in around 10 minutes and Stratford International in approximately six minutes.

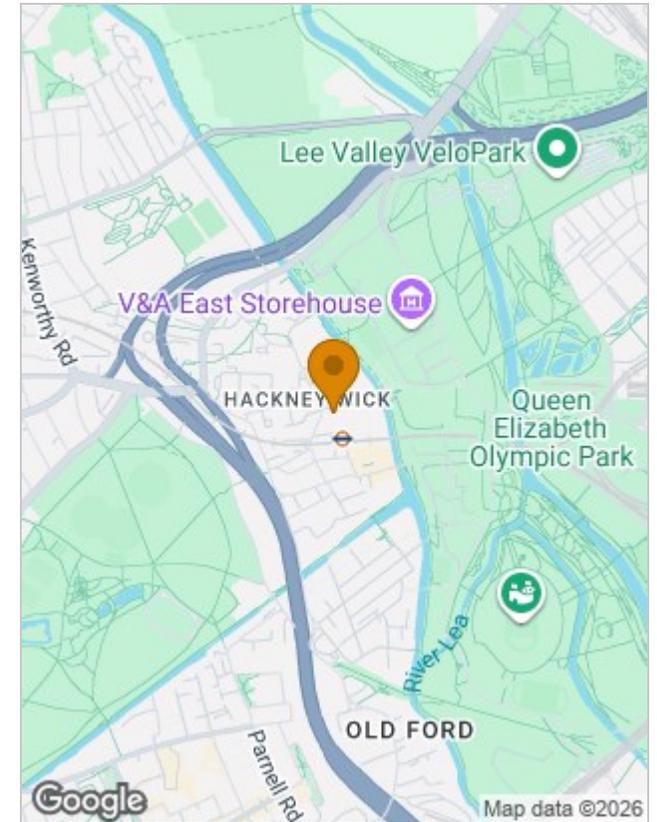




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	86
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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