



LOVE LIVING
HACKNEY



105 Winsor Building Wyke Road, London, E3 2ZR

£650,000





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- Two double bedrooms
- Underfloor heating
- Bosch Appliances
- Close to Hackney Wick
- Open plan living
- Prime location
- Zanussi integrated dishwasher and fridge freezer
- Two bathrooms

The Home -

Arranged over two floors, this apartment in the Winsor Building is defined by light, space, and an practical layout. Inside, rooms feel open without being exposed, with strong storage options that keep everyday life uncluttered and calm. A south-facing balcony adds an outdoor extension to the upper level, while thoughtful details like underfloor heating and quality built-in appliances elevate the experience throughout. Beyond the front door, Hackney Wick offers a rare mix of creativity and convenience riverside walks, Victoria Park moments away, and some of East London's most talked-about places to eat and gather all within easy reach, backed up by fast Overground connections across the city.



The Indoors

Entry is straightforward and welcoming. To the right sits the first bathroom, finished with a walk-in shower, heated towel rail, and refined fittings. Just beyond, the living and kitchen area opens out into a wide, flexible space that comfortably takes a full sofa and TV arrangement alongside a well-planned kitchen. Built-in Bosch and Zanussi appliances keep the look clean, while ample cupboards handle everything from cookware to groceries. Large tilt-and-turn windows draw daylight deep into the room, keeping it bright from morning through evening.

Upstairs, the second floor is calm and practical. Two bedrooms sit side by side, equal in size and layout, each able to accommodate a double bed with space left over for wardrobes. The windows are well positioned, giving consistent light without sacrificing privacy. The main bathroom features a full-sized bath with fitted shower head, heated towel rail, and Duravit sanitaryware. From the hallway, doors open out to the south-facing balcony, a quiet spot for a morning coffee or an evening pause, with open views across the neighbourhood.

The Outdoors





The south-facing balcony sits quietly off the upper floor, offering a private place to step outside without leaving home. It works just as well for a small table and chairs as it does for plants or a single lounge seat, catching sunlight for much of the day. From here, views stretch across the surrounding streets and rooftops, giving a real sense of the neighbourhood rather than a closed-in outlook. Beyond the building, the River Lee paths and the open spaces of Victoria Park are close enough to become part of daily routine, whether for early walks, evening runs, or long weekend afternoons outdoors.

Loving The Location

Winsor building is located in Hackney Wick, between Victoria Park and the River Lea. Hackney Wick has seen a significant influx of cultural investment in recent years. There are numerous restaurants and bars including Silo, Crate Brewery and MOTHER vegan cafe. 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.

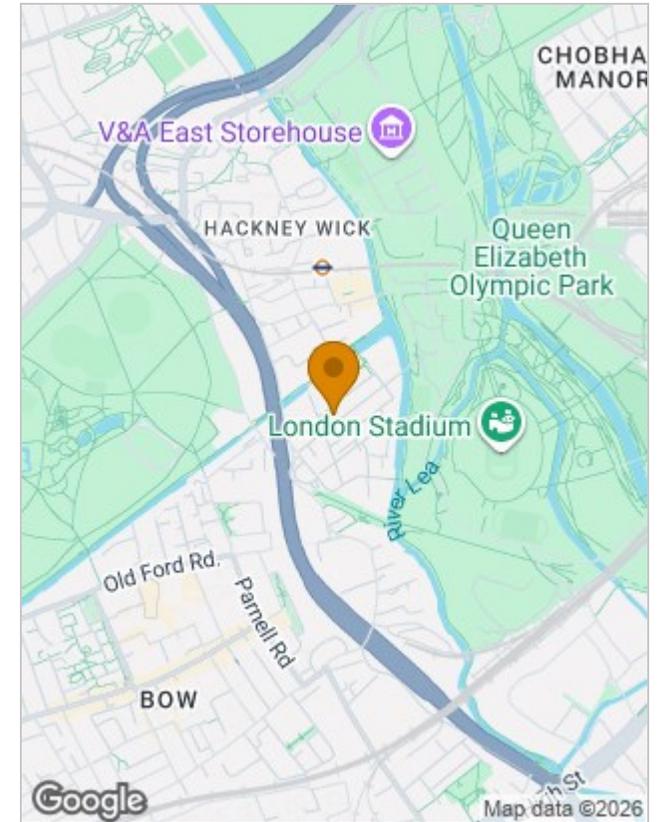




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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