



## Homerton Road, London, , E9 5FA

### £2,450 PCM

Elms Estates are delighted to be able to offer this Luxurious Two Bedroom Apartment located within the the ever-so-popular riverside development, Matchmakers Wharf.

Sky Apartments is accessed via a secure entry system managed by a 24-hour concierge. Positioned on the thirteenth floor, this flat is comprised of two double bedrooms, one of which has an en-suite, a separate three-piece family bathroom, and an open plan kitchen / reception area which boasts access to a balcony overlooking the incredible London skyline. With a south-facing view, you can guarantee that the property will flood with natural light from the morning, to the evening.

Local amenities are easily accessible. A supermarket located right on your doorstep, perfect for your general needs while the Leyton Mills Retail Park is only a short walk for your bulkier shopping needs. Transport links are easily accessible, just a short walk to the closest station, Homerton Overground Station, which gives you access to Stratford, Hackney Downs (interchangeable for Liverpool Street) and North London. With multiple bus routes in to the City, West End and beyond. The Hackney Marshes are only a stones throw away, boasting acres of greenery to explore. As well as the Queen Elizabeth Olympic park being a short walk away for even more open space explore.

The property benefits from double glazing throughout, access to a communal roof terrace, on-site gym, 24-concierge, and secure parking. Available to move in to from 06 December 2025 Onwards. Viewings for this property are highly recommended.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception / Kitchen  
17'8" x 15'5" (5.4 x 4.7)

Bedroom One  
13'9" x 12'1" (4.2 x 3.7)

En-Suite

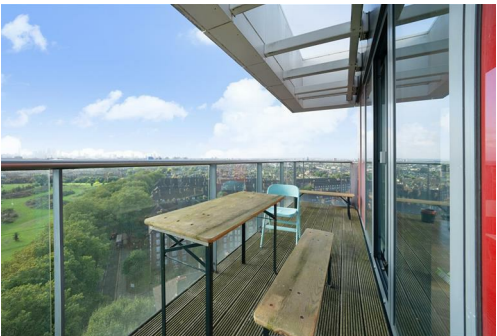
Bedroom Two  
14'1" x 10'9" (4.3 x 3.3)

Bathroom

Balcony

Material Information

Deposit: £2,826.92  
Length Of Tenancy: One Year  
Council Tax Band: D



Sky Apartments, Homerton Road, E9

Approx. Gross Internal Area 764 Sq Ft - 70.98 Sq M

Approx. Gross Balcony Area 94 Sq Ft - 8.73 Sq M



Thirteenth Floor  
Floor Area 764 Sq Ft - 70.98 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 16/8/2023

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		