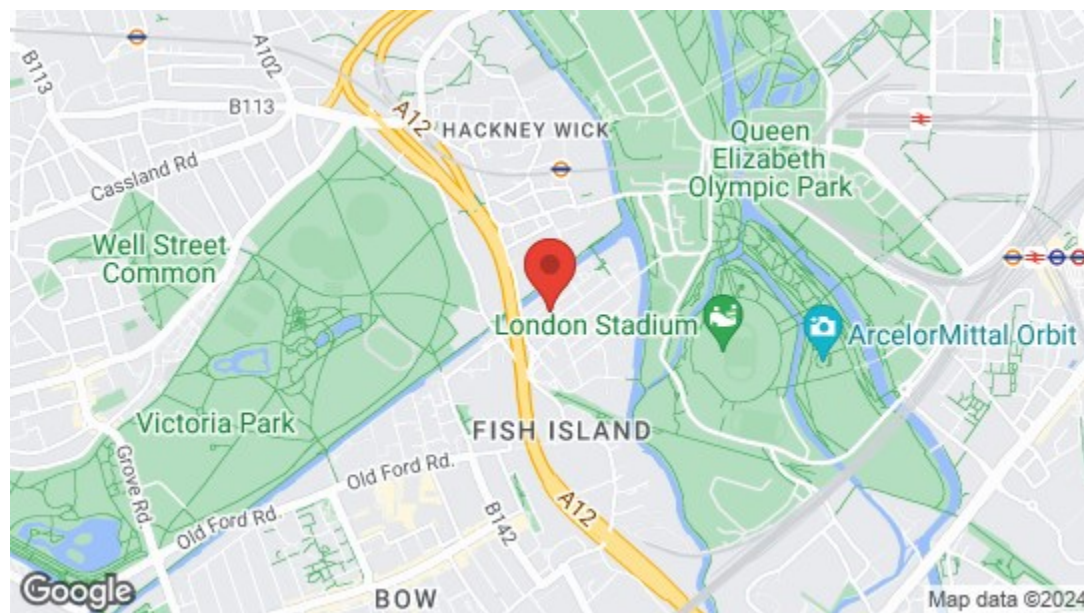


Third Floor

Total Area: 52.3 m² ... 563 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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	

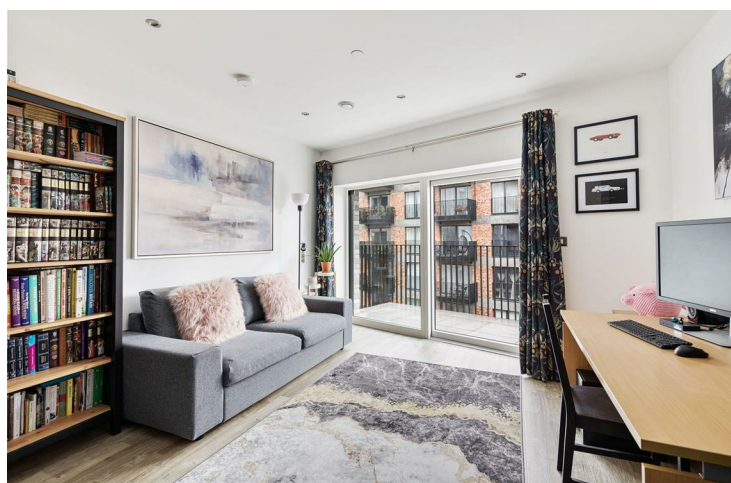
 **Rookwood Way, Hackney Wick**
Offers In Excess Of £425,000 Leasehold
1 Bed Apartment - Purpose Built





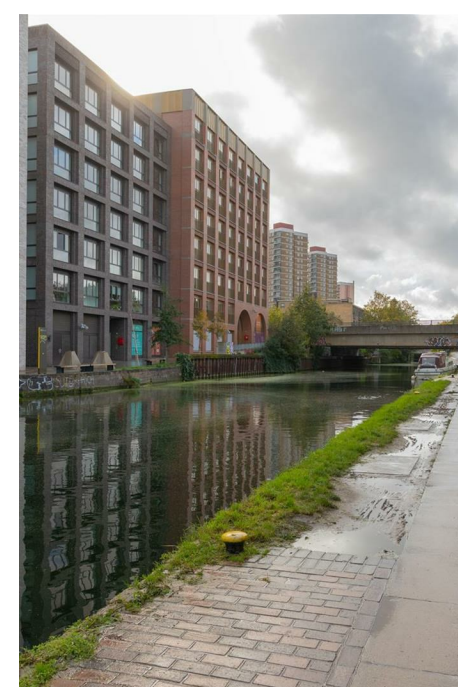
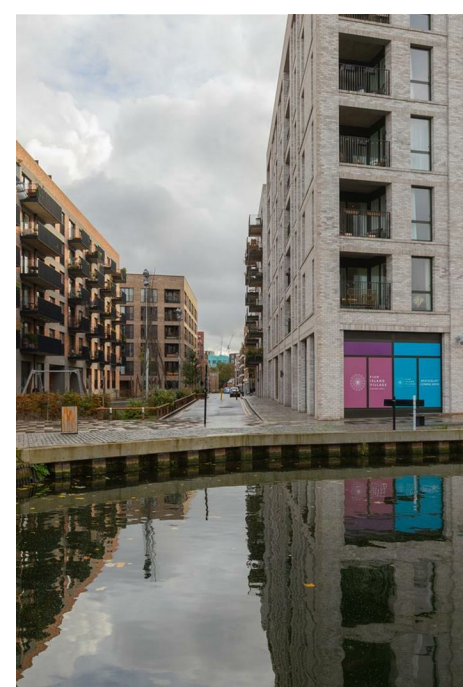
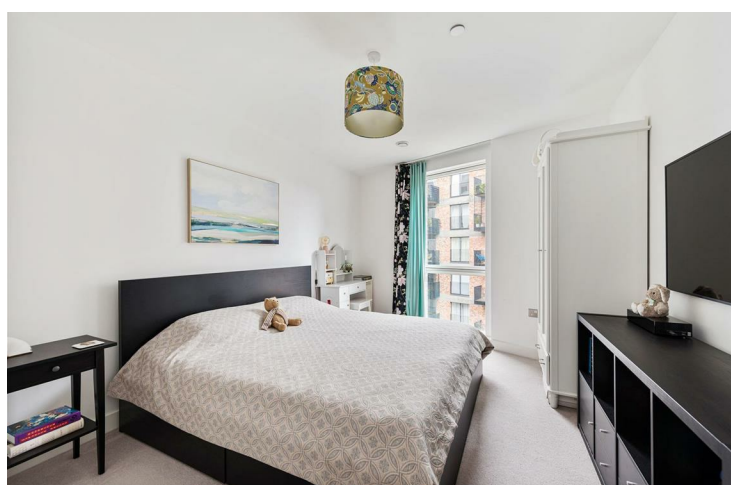
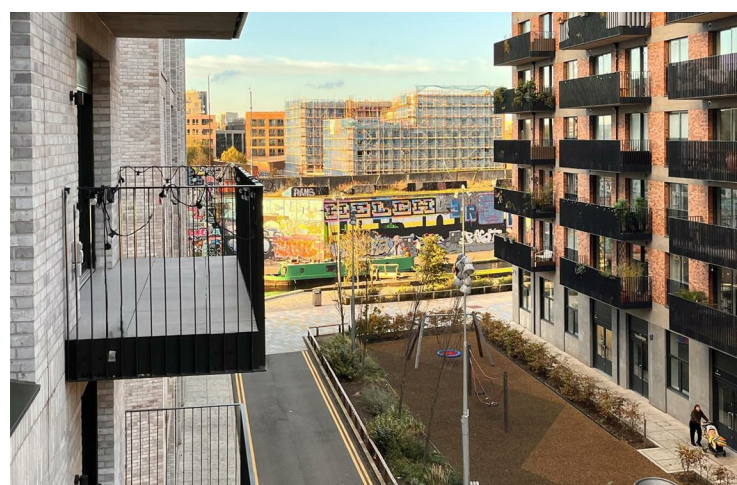
Features

- One Bedroom Apartment
- Third Floor
- Beautifully Presented Throughout
- Private Balcony
- Residents' Gym
- Concierge
- Partial Canal Views



A bright and modern one-bedroom flat with a private balcony and immaculate decor throughout, as well as a concierge and gym for the ultimate convenience.

Situated in one of East London's most thriving regeneration areas, you won't have to travel far to find entertainment, but the neighbourhood is also well connected to the rest of the capital; Hackney Wick overground is a ten minute stroll away, where trains run between Stratford and Highbury and Islington, which both offer great connections.



A WORD FROM THE OWNER...

"We have perfect neighbours here! Fish Island is a very quiet neighbourhood (considering it is only 5 minutes away from Hackney Wick's pubs, bars, cafe's, restaurants, breweries and disco clubs). Westfield Stratford shopping is only approx. 15 minutes away! The flat is perfectly insulated. The temperature rarely gets lower than 17-18 degrees celsius, which is a great saving. We are also surrounded by beautiful Canals! Another plus, Tower Hamlet residents get a discounted £1 pound entry to the Tower of London!"





➤➤ IF YOU LIVED HERE...

This whole apartment block has been designed with modern living in mind, so you'll soon become accustomed to little luxuries like the concierge and gym (no need to miss parcels or workouts now!). If this is your first home, it'll be a fantastic start, especially as the area has attracted much creative energy in recent years.

Your open plan kitchen/living area comes in at over 258 square feet, with the natural light and bright decor adding to the sense of space. You'll be pleased to discover that your kitchen space has sleek cabinets, integrated appliances, plenty of storage and spotless worktops. At the other end of the room you've got your east-facing balcony, which you'll love making use of during warmer months.

The bedroom is just as plush as the rest of the apartment, with soft carpeting under foot, while the bathroom is immaculate, with contemporary fittings and an over-tub shower.

Fancy getting in a workout without the commute eating into your social life? Pop over to the residents gym! This is also a fantastic area for jogging and cycling - the legacy of the 2012 Games still lives on, and you can find inspiration all over the Olympic Park. Victoria Park is also within walking distance - take a pleasant stroll through it to reach Central Hackney and London Fields beyond.

Closer to home, you have a fantastic choice of amenities, including the Lord Napier Star pub, the Ethical Bean Company coffee shop, Howling Hops Brewery and Preeti Patty for Asian fusion fast food.

WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including GRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order delicious pizza as well as beers.
- Drivers can be on the A12 in just a few minutes for easy access to the North Circular and the Blackwall tunnel.
- Beyond the Aquatics Centre in the Olympic Park, you'll find East Bank, which is set to be the new cultural heart of London, with world-renowned organisations like BBC Music, Sadler's Wells and a new V&A partnership making it their home, so you're in good company.

