Floor Plan

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Fourth Floor
Approx. 72.4 sq. metres (779.7 sq. feet)

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Balcony
1.88m x 4.33m
(6'2" x 14'2")

Bedroom
5.54m (18'2") max
x 2.76m (9'1")

Bedroom
3.98m x 3.54m
(13'1" x 11'7")

Kitchen/Diner/Lounge
8.31m x 4.03m
(27'3" x 13'3")

Utility/Store

En-suite
2.39m x 1.80m
(7'10" x 5'11")

Bathroom
2.11m x 2.11m
(6'11" x 6'11")

Total area: approx. 72.4 sq. metres (779.7 sq. feet)
Legacy House
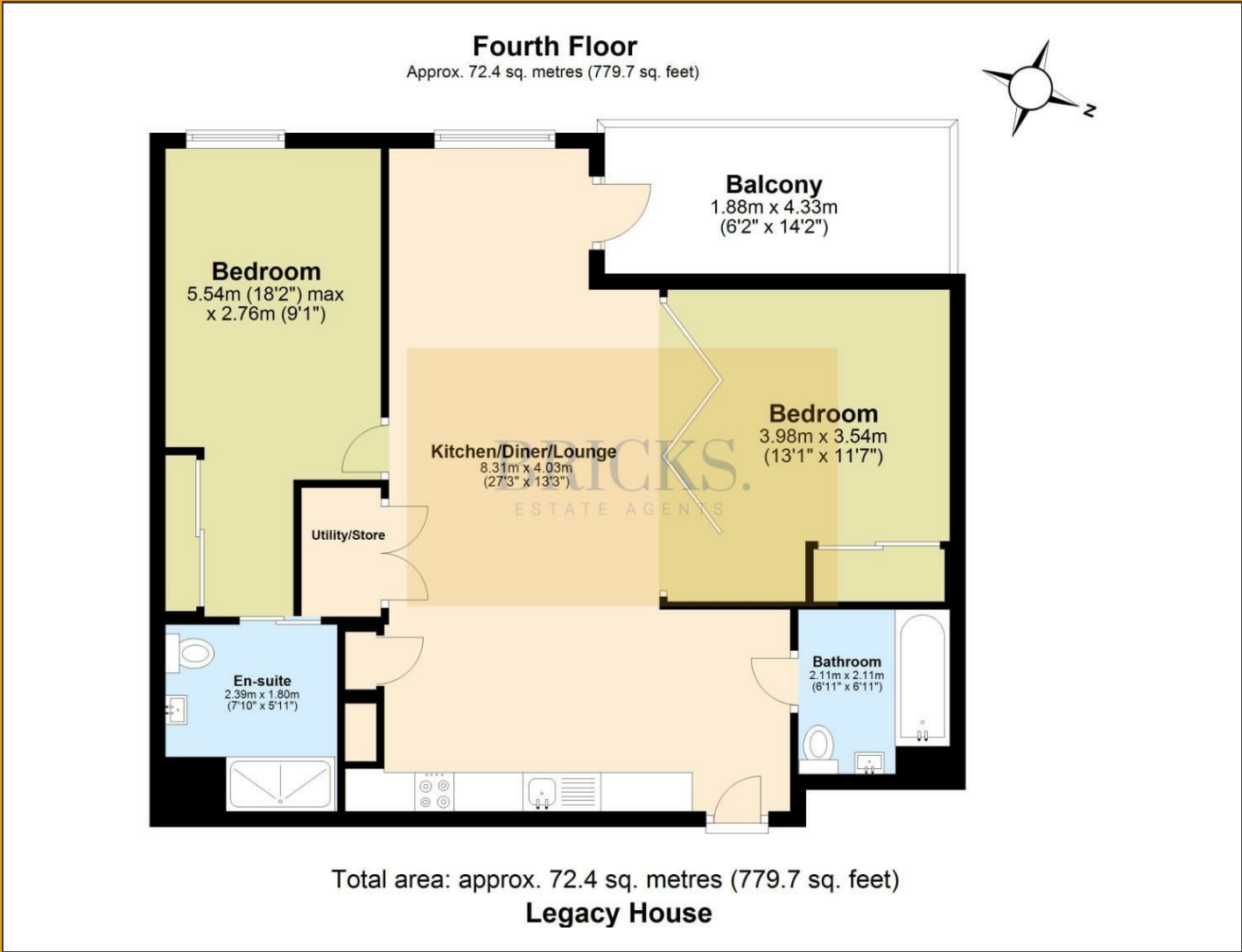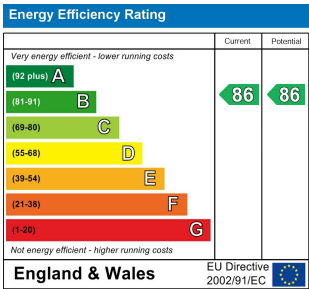
£580,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

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Crate 9 15 Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	86	
(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

Flat 402, Legacy House 4A Roach Road,
London, E3 2PA

Nestled within a stunning canal-side apartment complex, Bricks Estate Agents proudly presents this exceptional two-bedroom residence in the heart of Fish Island, Hackney Wick. Perched on the fourth floor, this spacious and modern apartment seamlessly integrates contemporary design with sophisticated details, featuring an expansive private balcony and access to a serene communal rooftop terrace with breathtaking views of Queen Elizabeth Olympic Park and the London Stadium. Surrounded by lush parks and tranquil waterways, this apartment offers an ideal location to enjoy Hackney Wick's abundance of open spaces, vibrant cafes, trendy bars, and bustling nightlife.

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London, E3 2PA

🛏 2   🛁 2   🛋 1   ☰ B

- Guide Price £580,000 - £600,000 L/H
- Two Double Bedrooms
- Open Plan Living
- En-Suite
- Super Modern Three Piece Bathroom Suite

- *Open Day Saturday 14th December 2024 Appointment Based Booking Only*
- Finished To The Highest Specification
- Lift Access
- Beautifully Crafted Canal-Side Apartment Complex
- Peaceful Communal Rooftop Garden

Entrance Hall
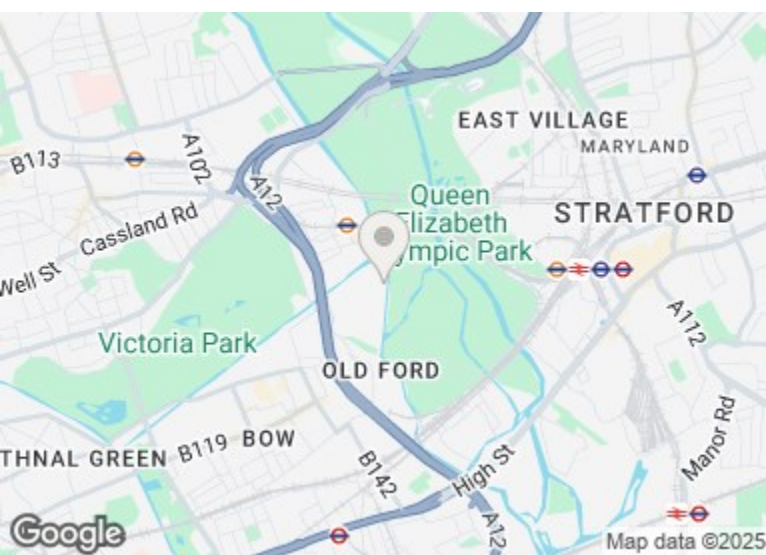
Kitchen/Diner/Lounge
27'3" x 13'2" (8.31 x 4.03)

Main Bedroom
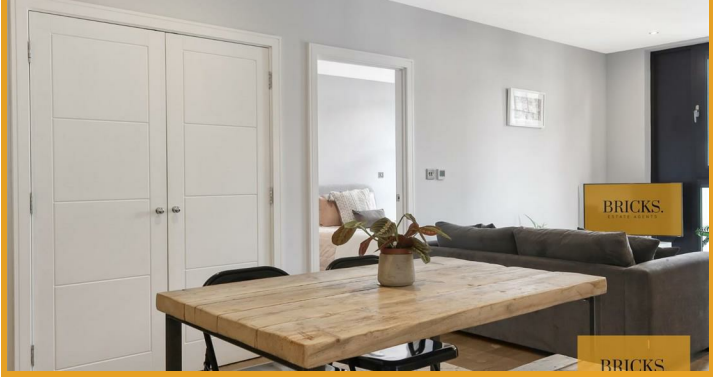18'2" x 9'0" (5.54 x 2.76)

En-Suite
7'10" x 5'10" (2.39 x 1.80)

Bedroom Two
13'0" x 11'7" (3.98 x 3.54)

Main Bathroom
6'11" x 6'11" (2.11 x 2.11)

Balcony
6'2" x 14'2" (1.88 x 4.33)

Directions

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