

# Floor Plan

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**BRITISH  
PROPERTY  
AWARDS**

2023 - 2024

★★★★★

**GOLD WINNER**

LETTING AGENT  
IN LOUGHTON




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**£2,850 Per month**

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## Contact Us

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 4a Roach Road, London, E3 2PA

Bricks Estate Agents proudly presents this impeccably designed two double-bedroom apartment located in the highly sought-after Fish Island, Hackney Wick.

This property is finished to an exceptional standard, featuring two spacious double bedrooms. The master suite includes an en-suite bathroom with floor-to-ceiling glass windows, offering breathtaking views to start your day. The expansive open-plan living area is adorned with double aspect floor-to-ceiling windows, bathing the apartment in natural light.

The kitchen is a chef's dream, boasting a seamless high-specification finish with fully integrated Siemens/Smeg appliances and ample storage space.

Additional highlights of this stunning apartment include a sleek, modern family bathroom, an oversized private balcony with picturesque views, bespoke fitted wardrobes in both bedrooms, and elegant wooden flooring throughout. Residents enjoy exclusive access to a communal landscaped rooftop terrace garden with panoramic views of the canal, Queen Elizabeth Olympic Park, and West Ham United F.C Stadium.

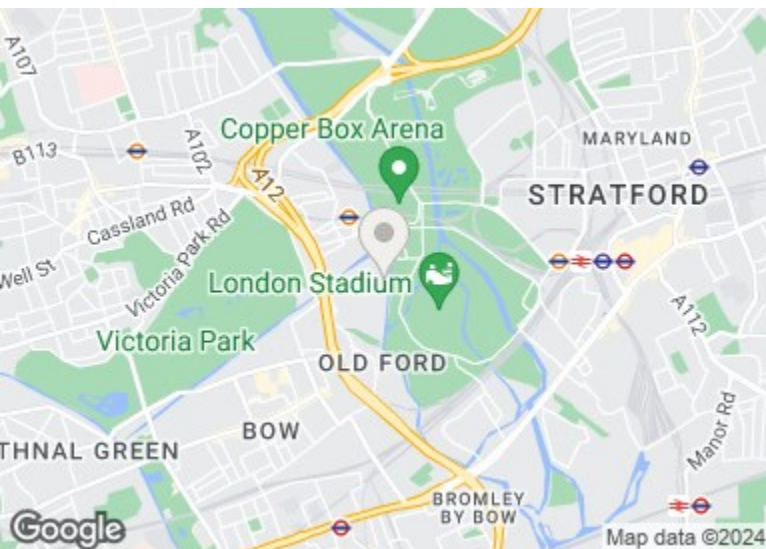
Nestled in the heart of Hackney Wick, a vibrant and artistic community rich in industrial heritage, this area is teeming with cafes, bars, and galleries. Hackney Wick offers a dynamic coffee scene and bustling nightlife, with renowned establishments such as Two More Years, Lanterna Pizzeria, Crate, Silo, Howling Hops, Saint Espresso, and the Michelin-starred Cornerstone. Just across the canal lies the highly anticipated 'East Bank' - the Olympic Park's new cultural district featuring the V&A, BBC, Sadler's Wells Theatre, and the London College of Fashion. The expansive green spaces of Victoria Park are nearby, hosting a popular market every Sunday. The renowned Broadway Market is also easily accessible.

Experience the epitome of modern living in one of Hackney Wick's most desirable addresses.

# 4a Roach Road, London, E3 2PA

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- Available Now
- Floor To Ceiling Double Aspect Windows
- Flooded With Natural Light
- High Quality Specification
- Communal Rooftop Terrace Garden
- Open Plan-Living
- Underfloor Heating Throughout
- Two Double Bedrooms
- Private Balcony With Breathtaking Views
- Wooden Flooring Throughout



Directions

**BRICKS.**  
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