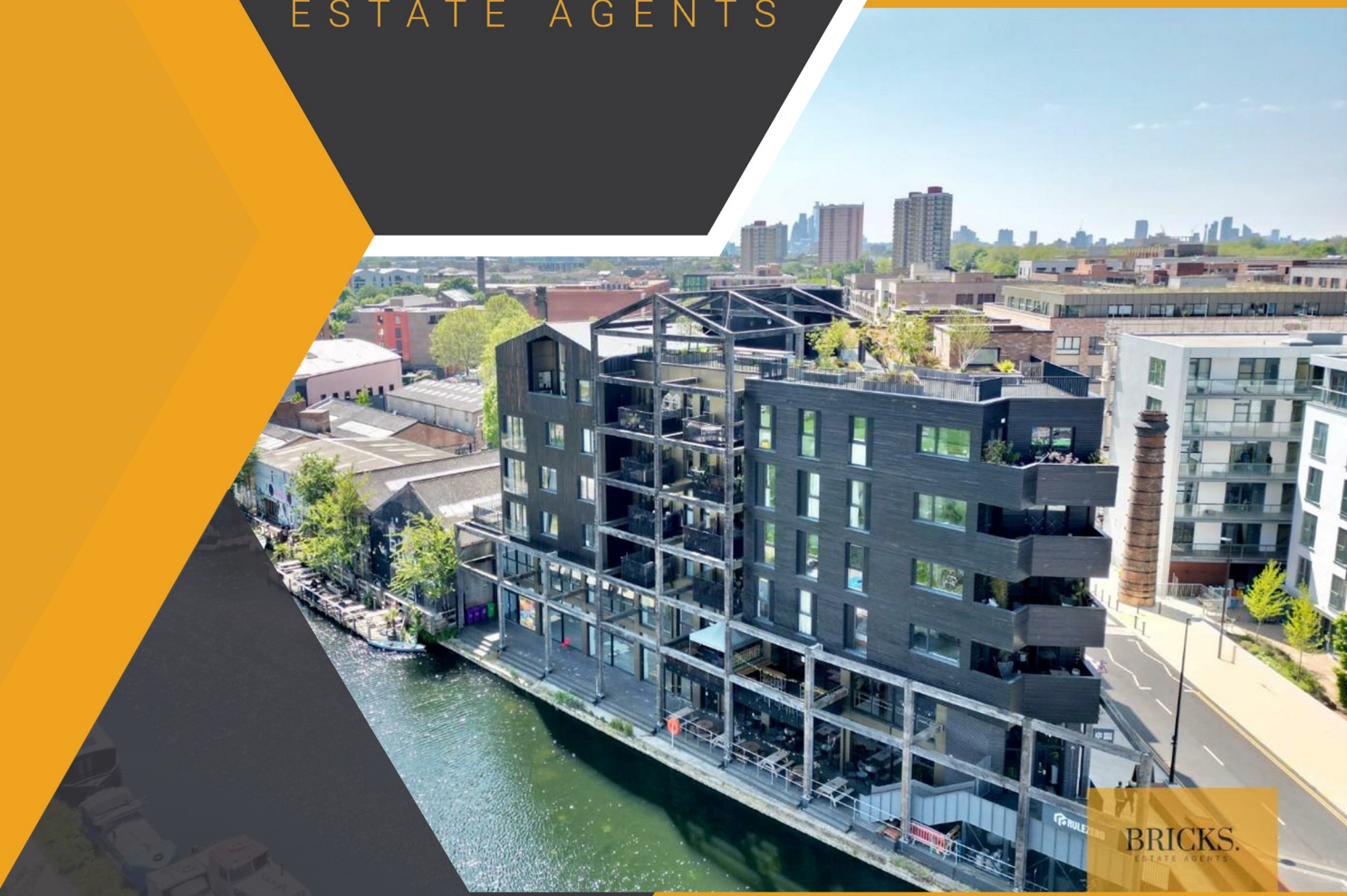
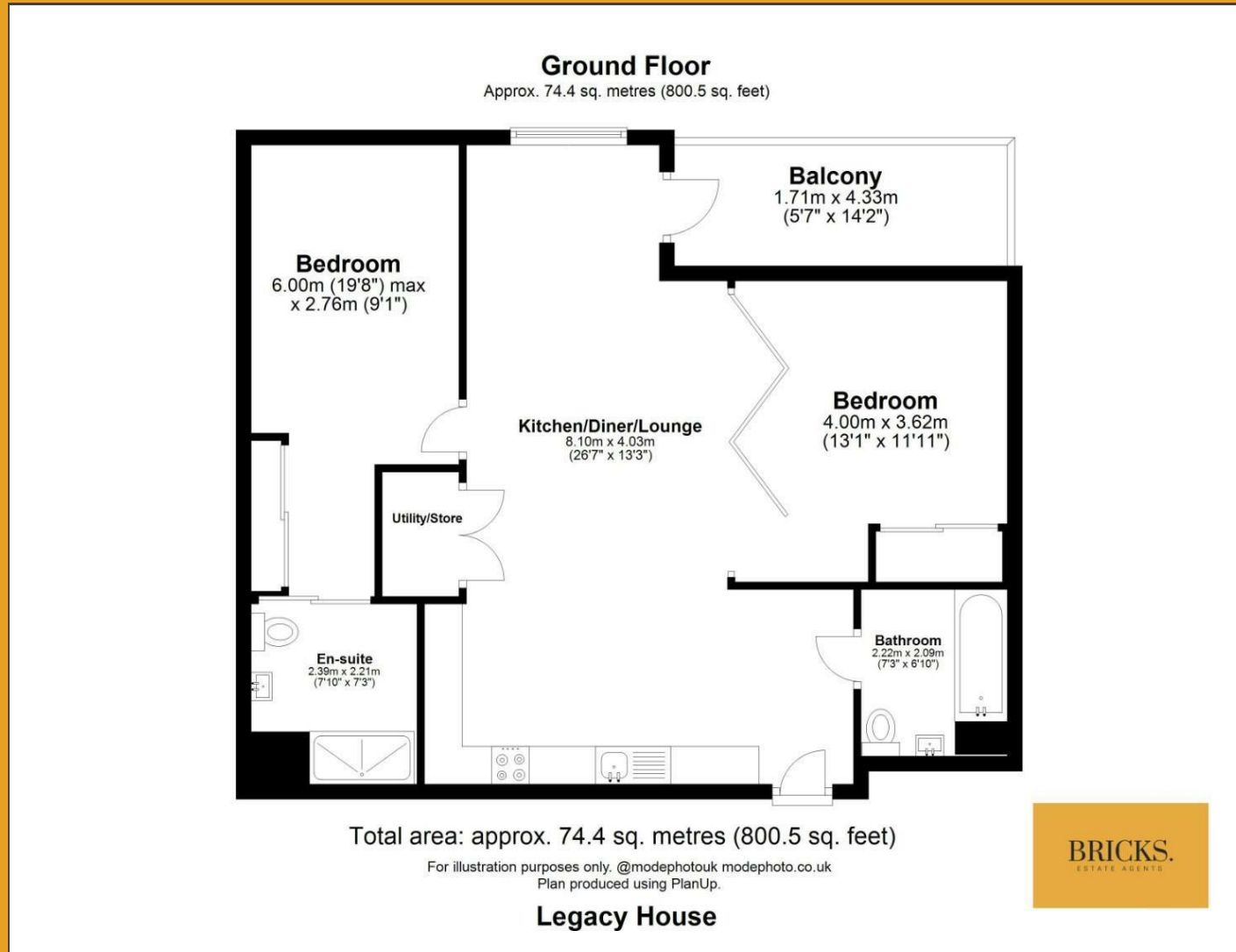


Floor Plan

BRICKS.

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£585,000

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Flat 302 Legacy House 4a Roach Road, London, E3 2PA

Situated within a beautifully crafted canal-side apartment complex, Bricks Estate Agents proudly presents this exquisite two-bedroom apartment in Fish Island, Hackney Wick. Positioned on the third floor, this spacious and contemporary apartment seamlessly combines modern style with elegant touches, boasting a larger than average private balcony and access to a peaceful communal rooftop space that offers breathtaking views of Queen Elizabeth Olympic Park and the London Stadium. Surrounded by lush parks and tranquil canals, this apartment is perfectly situated to relish the abundance of open spaces, local cafes, bars, and vibrant nightlife that Hackney Wick has to offer.

Flat 302 Legacy House 4a Roach Road, London, E3 2PA



- Guide Price £585,000 - £600,000 L/H
- Two Double Bedroom's
- Super Modern Three Piece Bathroom Suite
- En-Suite
- Private Balcony
- Beautifully Crafted Canal-Side Apartment Complex
- Finished To The Highest Specification
- Open Plan Living
- Breathtaking Views
- Peaceful Communal Rooftop Garden

Entrance

Kitchen/Diner/Lounge
26'6" x 13'2" (8.10 x 4.03)

Main Bedroom
19'8" x 9'0" (6.00 x 2.76)

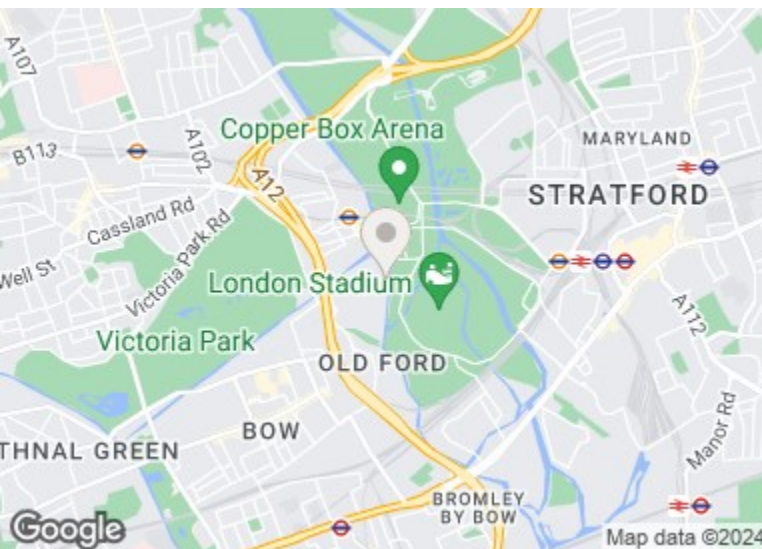
En-Suite
7'10" x 7'3" (2.39 x 2.21)

Utility/Store

Bedroom Two
13'1" x 11'10" (4.00 x 3.62)

Bathroom
7'3" x 6'10" (2.22 x 2.09)

Private Balcony
5'7" x 14'2" (1.71 x 4.33)



Directions

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