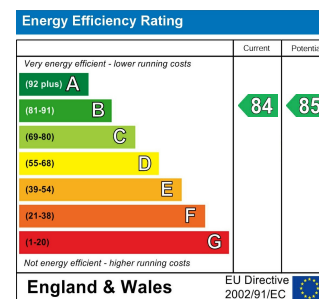
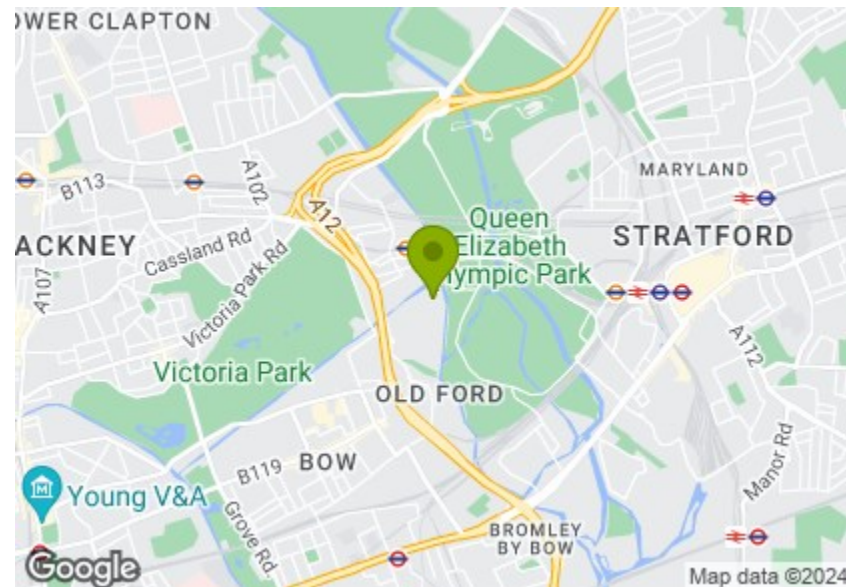


Third Floor

Total Area: 88.3 m<sup>2</sup> ... 950 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## ROACH ROAD, FISH ISLAND

### Offers In Excess Of £575,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Two Bathrooms
- Just under 1000 sq.ft
- Third Floor
- Private Balcony
- River Views
- Underfloor Heating
- Concierge Service

This unusually spacious two bedroom, two bathroom, third floor apartment in the Omega Works development on Fish Island has its own balcony. Completed in the 2000s, the block occupies a prime waterside position on the banks of the Hertford Union Canal and the River Lea, directly opposite the Olympic Park and Stadium and just five minutes' walk from Hackney Wick overground station.

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0203 397 9797

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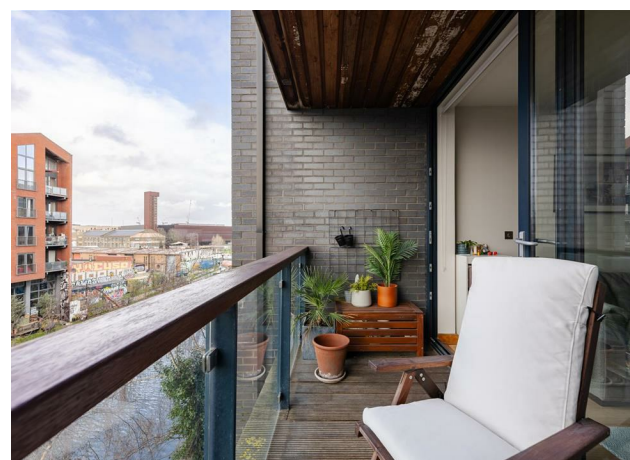
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IF YOU LIVED HERE...

You'd enjoy relaxing in the 950 square feet of space – a rare luxury for a two bedroom apartment – and enjoying the far-reaching views over the River Lee Navigation canal and the new neighbourhoods of the Olympic Park.

The aesthetic of the development is modern warehouse-style, and the apartment has wide hallways and doors, white walls, wood floors and doors, and modern picture windows that frame both internal and external views. Large glazed internal panels emphasise the sense of lateral space and give glimpses from room to room. The entrance hall, for example, has large obscured glass windows along the external wall and, once inside, large clear glass windows that provide a line of sight through the over 35 ft long living room and out to the view beyond. The living room is exceptionally spacious and divides naturally into dining and lounge zones. The central kitchen area has smart fitted wall and floor units with integrated and freestanding appliances, and a large central island.

The lounge area is directly next to floor to ceiling glazed sliding doors that frame the waterside views and open onto the balcony. Decked and sheltered from the elements by the balcony above, this has space for a table and chairs and is a lovely place to relax and watch the world go by. Both bedrooms are large

doubles and easily big enough for a large double bed and bedroom furniture. One is accessed directly from the entrance hall and has a spacious ensuite with a bath, whilst the other, accessed from the living room, has great views from two large picture windows and an en suite shower room. The bathrooms feature large format white wall and floor tiles and contemporary sanitaryware.

WHAT ELSE?

- Hackney Wick is one of London newest urban villages. Established over the last decade as a haven for creatives, it's bursting with new independent businesses including lots of shopping and entertainment options. It's easy to access the East Bank Cultural Quarter, Westfield shopping hub at Stratford for high street shopping, as well as the many food, flowers, and vintage markets in this corner of East London.

- Hackney Wick station is an eight minute walk. On the overground line, it's one stop east to Stratford and the tube, Elizabeth Line, DLR and mainline trains. Heading west, it connects to the Victoria Line art Highbury & Islington.

- This is one of the best places to live in London for lovers of the outdoors. The 560 acre Olympic Park is on your doorstep, and the 213 acre Victoria Park is a 5-10 minute walk. You're also at the heart of a network of canals and waterways that provide walking and cycle routes.



A WORD FROM THE OWNER...

"Hackney Wick is a special place - a mixture of loads of fun things to do as well as wholesome green spaces. You're spoilt for choice for independent cafes, bars and restaurants, as well as everything that Westfield offers. We love that it's nestled between Victoria Park and the Olympic Park. The home is a great size, with a huge living space to relax or have friends over for. The layout is really useful with the bedrooms at either end with the bathrooms between, giving a sense of more privacy. Despite everything that's going on in Hackney Wick the home is surprisingly quiet inside day and night. It's great to sit and have a drink on the balcony and look down at the canal. There's really good vibes with all the neighbours in Omega Works. There's more great things just about to open in the area, including BBC Music Studios, the V&A East and Saddlers Well's. We'll be sad to leave our home of nine years but with a growing family it's time for a new chapter."

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**Bedroom**  
9'4" x 14'8"

**Bedroom**  
9'5" x 13'10"

**Kitchen / Reception Room**  
11'6" x 35'4"

**Balcony**  
10'6" x 4'4"

**Bathroom**  
9'4" x 11'5"

**Shower Room**  
4'9" x 5'8"



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