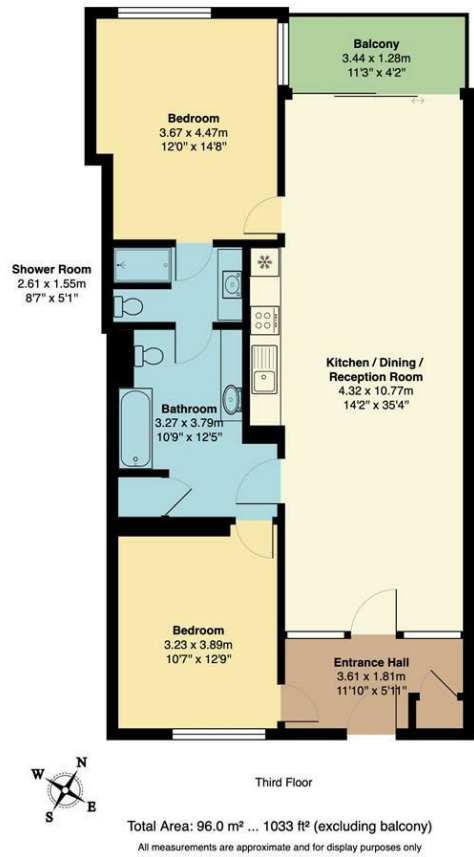




Entrance Hall
11'10" x 5'11"

Kitchen / Dining / Reception Room
14'2" x 35'4"

Balcony
11'3" x 4'2"

Bedroom
12'0" x 14'7"

Shower Room
8'6" x 5'1"

Bathroom
10'8" x 12'5"

Bedroom
10'7" x 12'9"



ROACH ROAD, HACKNEY

Guide Price £595,000 Leasehold
2 Bed Flat

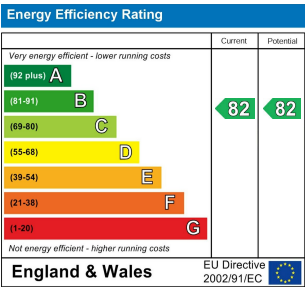
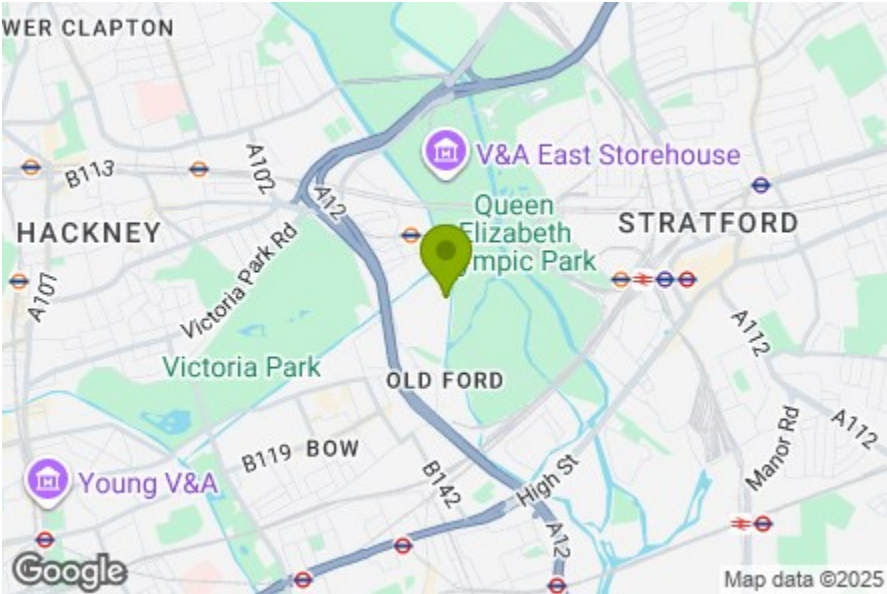


Features:

- Two Bedroom Property
- Two Bathrooms
- Third Floor
- Private Balcony
- Canal Views
- Beautifully Presented
- Private Parking Spot
- Approx 1033 Square Foot
- Chain Free

A stylish two-bedroom canal-side retreat, enviably nestled in a contemporary complex in the heart of sought after Hackney Wick. Carefully considered interiors have been implemented throughout, and its trendy Fish Island locale offers vibrant surroundings with an eclectic mix of local galleries, eateries, bars and more on your doorstep.

Ensuring convenient commutes, Hackney Wick Station is just a short stroll away, you'll have seamless access across the capital via the Overground. Complete with a private balcony which boasts scenic views over the canal as well as the convenience of private parking, this home is a prime find in one of East London's most vibrant neighbourhoods.



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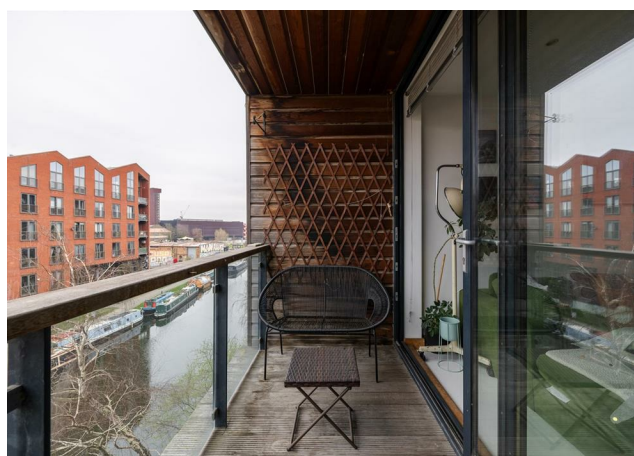
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IF YOU LIVED HERE...

Positioned in the heart of Hackney Wick, this tasteful two-bedroom, two-bathroom apartment offers a stylish and spacious living environment within a scenic vibrant canal-side community. Set on the third floor of a sought-after development, the property is immaculately presented, featuring an open-plan kitchen and living area bathed in natural light, thanks to expansive floor-to-ceiling windows. A seamless blend of contemporary design and industrial charm is evident in the bespoke wooden cabinetry, sleek subway-tiled splashback, and polished concrete-style worktops, creating a modern yet inviting aesthetic.

Boasting approximately 1,033 square feet of stylish living space complimented by two spacious bedrooms, this home is perfectly suited for those seeking an urban escape, offering both comfort and functionality. The principal bedroom benefits from an ensuite, while a well-appointed second bathroom serves the additional bedroom and guests. A standout feature of this apartment is the private balcony, providing tranquil canal views and an ideal setting to unwind amidst the dynamic energy of Hackney Wick. Residents also enjoy the rare advantage of a private parking space, adding to the convenience of city living.

Surrounded by a creative cultural scene, this home is just moments from the independent cafés, restaurants, and art spaces that define Hackney Wick. The nearby Queen Elizabeth Olympic Park and Victoria Park offer an abundance of green space, while excellent transport links, including Hackney Wick Overground, ensure swift connections to the City and beyond. A truly exceptional home in one of East London's most exciting locations.

WHAT ELSE?

You're appointed moments away from the renowned Victoria Park, London's oldest and most cherished green space. Here, escape the city's bustle or meander through the charming Victoria Park Village, where independent boutiques and artisanal shops evoke the nostalgia of a bygone era. Experience riverside dining like never before at Barge East, a one-of-a-kind sustainable restaurant set aboard a beautifully restored 125-year-old Dutch barge, offering breathtaking views of the London skyline. Nestled among Hackney Wick's vibrant waterside bars and eateries, an array of culinary delights awaits just moments from your doorstep. Craving a swim? In just 13 minutes on foot, you'll reach the renowned London Aquatics Centre, where you can dive into the same world-class pools that once hosted record-breaking Olympic performances in 2012. Alternatively, enjoy a cycle at the equidistant VeloPark also home to the iconic games.



A WORD FROM THE OWNER...

"Hackney Wick is a fantastic place to live. The flat sits above Regents canal and lies perfectly between Victoria Park and the Olympic park providing you with lots of lovely outdoor space. The flat itself provides a very generous living space with lots of natural light and occupies an enviable position in the development (end of block) with a balcony offering great views. In addition to this the flat comes with a private parking bay within the development and an excellent concierge team lead by Tayo. There is a great community spirit within Omega Works and the wider neighbourhood. There are lots of excellent restaurants, bars and cafes (Crate Pizza, Barge East etc) on your doorstep. Westfield provides you with everything you could need including an M&S food hall and Waitrose. The exciting new openings of the BBC Music Studios, V&A East, and Sadler's Wells are all within easy walking distance."

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