



# For Sale

## Apartment

Rookwood Way | London | E3

Asking Price **£450,000** | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Spacious One Bedroom Apartment
- Resident Only Gymnasium
- Modern with top spec appliances
- Dynamic Communal Courtyard Gardens
- Situated on the 1st Floor
- Hackney Wick Station A Moments Walk Away
- Large Private Balcony
- Leasehold
- Chain-Free

FREEDOM TO MOVE

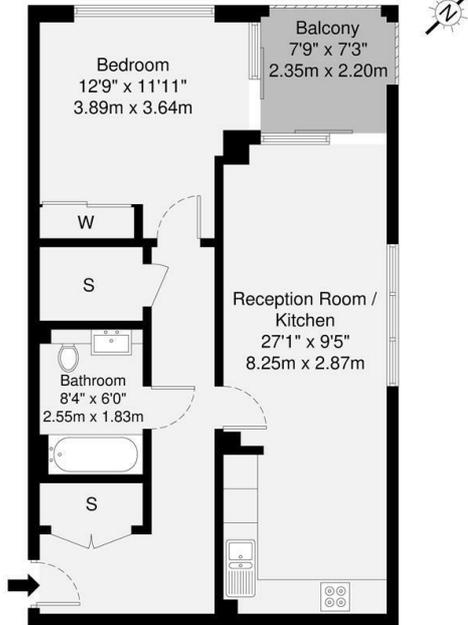
  
*Hawks*





Rookwood Way, E3

58.1 sq m / 625 sq ft



First Floor

DISCLAIMER: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

MAISON VUE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(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	

Hawks are excited to offer this luxury one bedroom apartment, set on the 1st floor boasting 625 sq ft.

The elegantly designed bedroom provides a peaceful sanctuary, while the open-plan layout maximizes space and functionality, seamlessly connecting the living, dining, and kitchen areas. This versatile setting is perfect for both relaxation and entertaining.

The sophisticated bathroom boasts designer fixtures, sleek tiling, and a luxurious bathtub-shower combination. Step onto your private balcony to enjoy the lively surroundings.

You'll have everything you need to live, work and play with an exclusive gym with state-of-the-art equipment, a concierge and a number of bike storage per flat.

Fish Island Village is on the edge of Hackney Wick, which is now a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this hidden gem.

Service Charge=£2,472 p.a.  
Ground Rent=£300 p.a.  
EPC | B  
Council Tax | Tower Hamlets | C

Please call 0203 002 6769 to arrange a viewing.

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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