



For Sale

Apartment

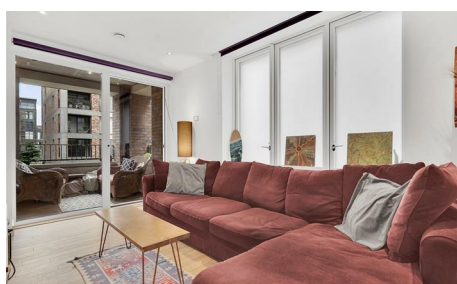
Rookwood Way | London | E3

Offers Over £420,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- One Bedroom Apartment
- First Floor
- Residents' Gymnasium
- Private Balcony
- 0.6 Miles to Hackney Wick Station
- Leasehold
- Local Authority: Tower Hamlets | Band C
- EPC | B

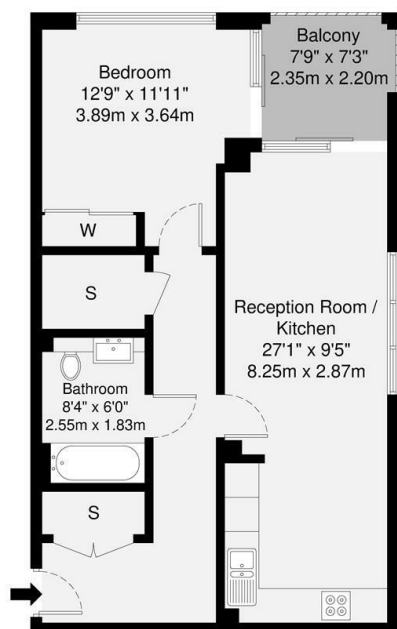
FREEDOM TO MOVE





Rookwood Way, E3

GROSS INTERNAL AREA
58.1 sq m / 625 sq ft



First Floor

GROSS INTERNAL AREA (GIA)
58.1 sq m / 625 sq ft

TOTAL STORAGE SPACE
4.5 sq m / 48 sq ft

EXTERNAL FEATURES
Balcony, Bay Window, etc.
5.2 sq m / 56 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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.

Hawks presents this one-bedroom apartment at Whitemantle Court, Rookwood Way, Fish Island Village, London, E3, on the first floor.

The property comprises an open-plan living, dining and kitchen area, one double bedroom, a bathroom, and a private balcony. Gross internal floor area is approximately 625 sq ft (58.06 sq m). The development includes a residents' gymnasium and sits alongside the Hertford Union Canal.

The flat is leasehold with 246 years remaining on the lease, an annual ground rent of £300.00 (reviewed every 10 years based on the price review index), and an annual service charge of £2,472.00. The EPC Energy Efficiency Rating is 85 (Band B). Council Tax Band C (London Borough of Tower Hamlets).

Hackney Wick station (London Overground) is approximately 0.6 miles away (around a 12-minute walk).



Hawks

Hawks

71 - 73 West Ham Lane, London, E15 4PH

T: 0203 002 6769

E: hello@hawksestateagents.com

