

Floor Plan

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Legacy House,
Roach Road,
Hackney Wick, E3

Approximate Gross Internal Area
72.91 sq m / 785 sq ft

(CH = Ceiling Heights)

Fourth Floor



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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£3,000 Per month

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.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

410 Legacy House 4a Roach Road, London, E3 2PA

Bricks Estate Agents proudly presents this stunning two-bedroom apartment located on the 4th floor in the highly sought-after Fish Island, Hackney Wick.

Impeccably designed and finished to the highest standards, this apartment offers a luxurious living experience. The two spacious double bedrooms are a highlight, with one featuring an en-suite bathroom adorned with floor-to-ceiling glass windows that provide breathtaking canal views. The large open plan living room is bathed in natural light, thanks to the floor-to-ceiling double aspect windows.

The kitchen is a masterpiece, boasting a seamless high-specification finish. It is equipped with top-of-the-line Siemens/Smeg appliances and offers ample cupboard storage for all your needs.

Additional features of this remarkable property include a modern family bathroom, a generously sized private balcony with captivating canal views, bespoke fitted wardrobes in both bedrooms, and elegant wooden flooring throughout. Residents also have the exclusive privilege of accessing a communal landscaped rooftop terrace garden, offering panoramic views of the canal, Queen Elizabeth Olympic Park, and West Ham United F.C Stadium.

Don't miss the opportunity to call this exquisite apartment your home!

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- Available 11/07/2026
- High Quality Specification
- Flooded With Natural Light
- Private Balcony
- Canal View
- Two Double Bedrooms
- Underfloor Heating Throughout
- Open Plan-Living
- Communal Rooftop Terrace Garden
- Blue Badge Permit Parking Available

Main Entrance

Kitchen/Reception Room

19'7" x 19'2" (5.98 x 5.86)

Bedroom Two

12'5" x 10'1" (3.80 x 3.08)

Family Bathroom

Main Bedroom

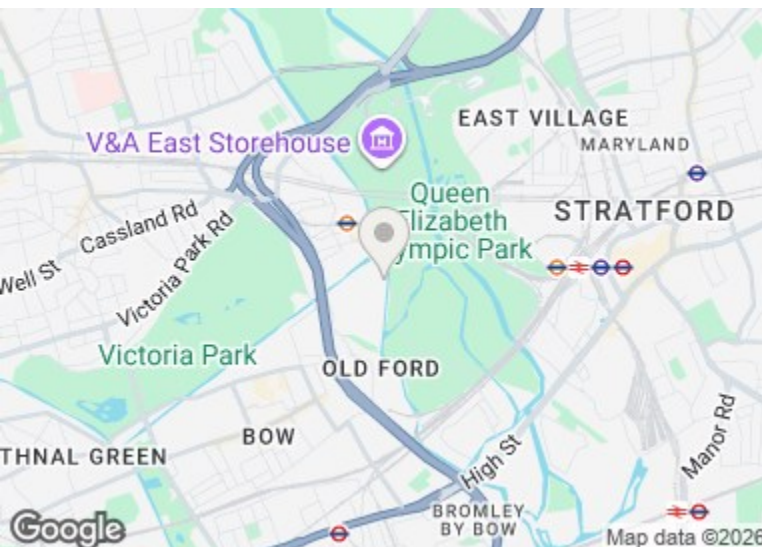
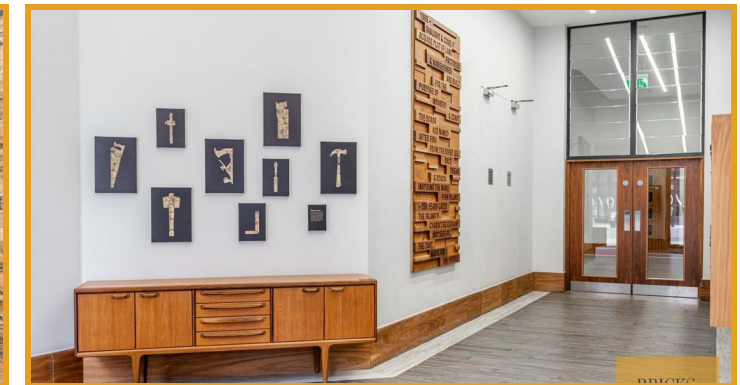
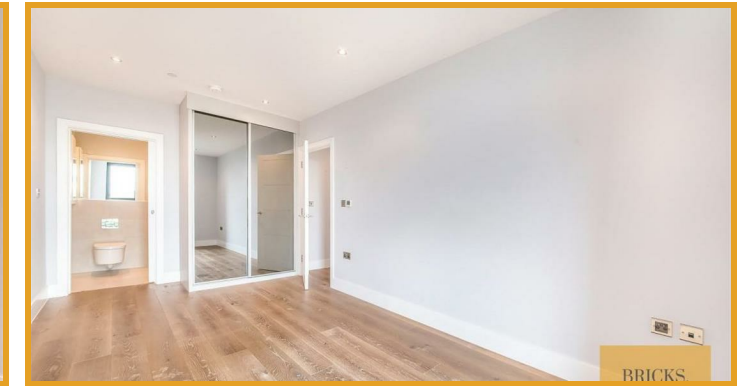
18'4" x 8'11" (5.60 x 2.74)

En-Suite

Private Balcony

14'10" x 5'2" (4.53 x 1.60)

Communal Roof Terrace



Directions

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