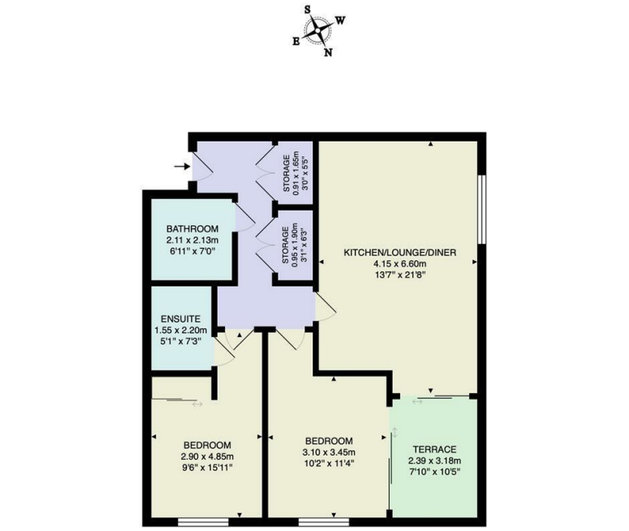


SECOND FLOOR

Total Area: 82.4 m² ... 887 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/Lounge/Diner
13'7" x 21'7"

Bedroom
10'2" x 11'3"

Bedroom
9'6" x 15'10"

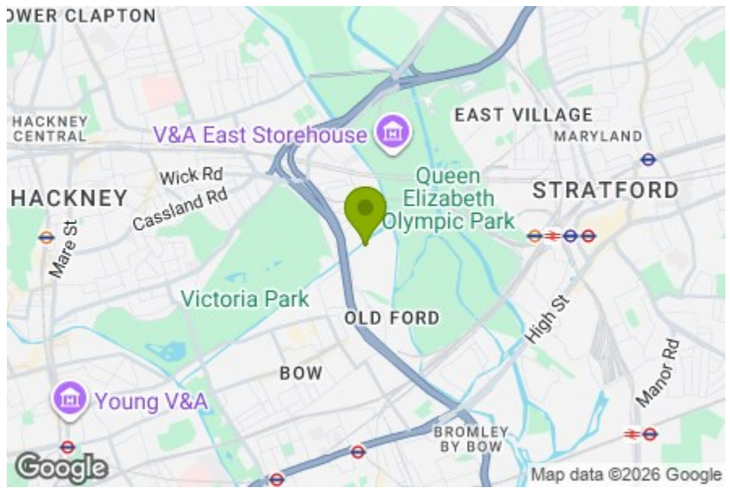
Ensuite
5'1" x 7'2"

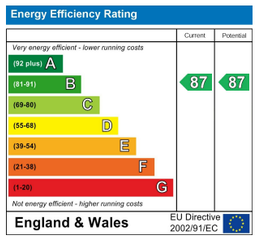
Bathroom
6'11" x 6'11"

Storage
3'1" x 6'2"

Storage
2'11" x 5'4"

Terrace
7'10" x 10'5"





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ROOKWOOD WAY, BOW

Offers In Excess Of £575,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Apartment
- Two Bathrooms
- Beautifully Presented
- Just Under 900 sq.ft
- Second Floor
- Residents' Gym
- Concierge

Positioned within a striking modern development in vibrant Fish Island, this two-bedroom, two-bathroom apartment offers contemporary living with a refined sense of space and style. Occupying just under 900 square feet on the second floor, the home is beautifully finished, combining modern design with comfort and ease. Residents benefit from exclusive access to a fully equipped gym and the reassurance of a concierge service, all set within a lively canalside neighbourhood celebrated for its creative energy, independent spirit and close-knit community feel.

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IF YOU LIVED HERE...

The main lobby creates an impressive introduction to the building, with high ceilings, clean finishes and a welcoming atmosphere. Thoughtfully maintained, it sets the tone for the home within.

Inside, the hallway leads to each room, with warm wood flooring underfoot and two built-in storage cupboards neatly concealing everyday essentials. The open-plan kitchen, lounge and dining area offers a wonderful sense of flow, with wide windows and glazed doors that open directly onto the terrace. Natural light pours in, enhancing the soft tones and comfortable layout, while the seamless transition between inside and out invites you to step beyond the living area and enjoy the fresh air.

Outside, the terrace feels like a natural continuation of the living space, sheltered yet open to the cityscape beyond. With room for plants and seating, it's an inviting spot for morning coffee or a gentle evening breeze.

Both bedrooms are beautifully bright, with generous proportions and a calming atmosphere. The first bedroom includes fitted wardrobes and a smart ensuite finished in warm neutral tones, complete with a large shower enclosure. The second bedroom features expansive glazed doors that open onto the terrace, drawing in light and creating an effortless link to the outdoors.

Completing the layout, the main bathroom is fresh and well-presented, featuring a bath with an overhead shower surrounded by soft neutral tiling, providing a tranquil space to unwind at the end of the day.

Set within the creative heart of Fish Island, this location is alive with character and energy. The Ethical Bean Company is a local favourite for expertly brewed coffee and a relaxed community vibe, while Crate Brewery & Pizzeria pairs its canalside setting with handmade pizzas and craft beer, creating a laid-back spot to linger with friends. Nearby, the much-loved Barge East brings a touch of charm with its floating restaurant and outdoor terrace overlooking the water. Just a short stroll away, Victoria Park offers acres of green space and its popular Sunday market filled with fresh produce, artisan food and craft stalls. The Queen Elizabeth Olympic Park is also close by, with landscaped parkland, striking architecture and peaceful riverside walks capturing East London's distinctive charm.

WHAT ELSE?

Hackney Wick Station is around a 15-minute walk away, offering swift Overground connections across the city, with Pudding Mill Lane Station a little further on for easy access to the DLR. The area is exceptionally well connected by bike, with extensive paths running alongside the River Lea Navigation and through quiet local streets, offering safe, scenic routes across East London and into the city.



A WORD FROM THE EXPERT...

"I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone.
Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer.
Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces.
I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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