

# Floor Plan

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WE WON!**



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**£2,500 Per month**

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## Contact Us

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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	

## 207 Legacy House 4a Roach Road, London, E3 2PA

Bricks Estate Agents are delighted to offer this immaculately presented one-bedroom second floor apartment situated in the ever-popular Fish Island, Hackney Wick.

The property has been finished to a very high specification throughout boasting one double bedroom, a large open plan living space with the bonus of a spacious private balcony, offering break-taking views of the canal and Queen Elizabeth Olympic Park.

The kitchen has a seamless high specification finish which comprises stone worktops, fully integrated Siemens/Smeg appliances and plenty of ample cupboard storage.

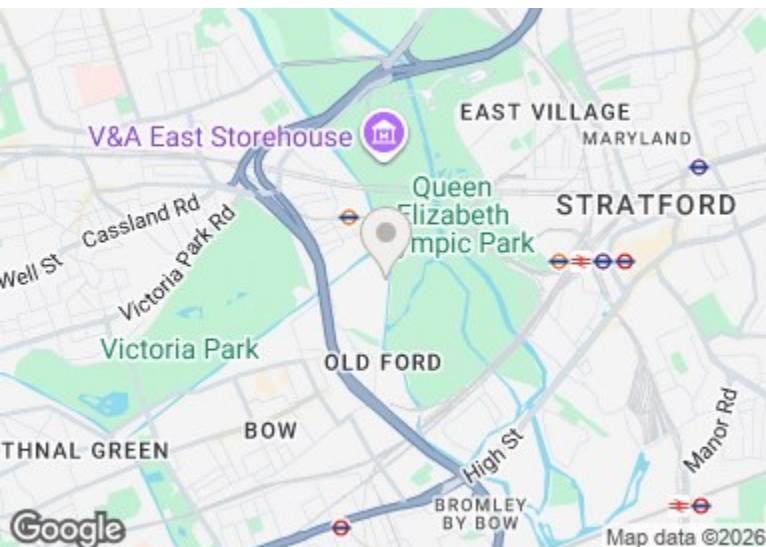
Further benefits to this property include bespoke fitted wardrobes, wooden flooring throughout, a beautifully designed three-piece bathroom suite and all residents have exclusive access to their own communal landscaped rooftop terrace garden with panoramic views of the canal, Queen Elizabeth Olympic Park, and West Ham United F.C Stadium.

Hackney Wick is well located and within a short walk to Hackney Wick Station, Stratford International and local DLR stations. It is home to a thriving local area with a mix of bars and restaurants and the green spaces of Victoria Park and Queen Elizabeth Olympic Park Gardens which grants you access to over 560 acres of parkland and world class sporting facilities, along with the Lea canal which is an added benefit Canalside living.

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- Available 11/07/2026
- One Double Bedroom
- Open Plan-Living
- Private Balcony With Breath-Taking Views
- Beautifully Designed Three-Piece Bathroom Suite
- High Quality Specification
- Flooded With Natural Light
- Underfloor Heating Throughout
- Wooden Flooring Throughout
- Communal Rooftop Terrace Garden



Directions

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