

INNER CITY ESTATES

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One bedroom apartment on fish Island

Balcony

Daytime security

Canal setting

Close to Hackney Wick Station

EWS1 Complaint



Omega works Roach Road
London, E3 2GY

£385,000



A bright and well-presented one-bedroom apartment located within a secure gated development in the highly desirable fish island in Hackney Wick area. The property offers a spacious open-plan living and dining area with a modern fully fitted kitchen featuring integrated appliances. The living space leads to a generous private balcony, providing an ideal spot to relax or entertain. The apartment also benefits from a well-sized double bedroom and attractive wooden flooring throughout and good sized bathroom with walk in shower.

Omega Works is an award-winning residential development set in the popular fish island with canal front on both sides which is accessible by Residents and is directly opposite the Olympic Village . The development combines modern design and benefits from day time security .

The development is surrounded independent cafés, riverside bars, and restaurants. Residents also enjoy easy access into the Olympic Park via a footbridge, offering beautiful green spaces with walking routes and Olympic stadium

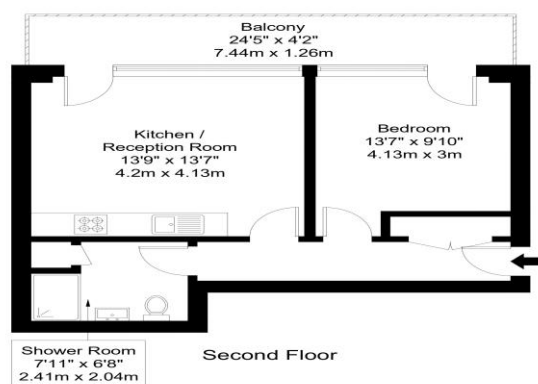
Westfield Stratford and Stratford Plaza are within walking distance through the park, providing a wide range of shopping, dining, and entertainment options, along with excellent transport links. Victoria Park is less than a five-minute walk away, , home to additional cafés, restaurants, and creative spaces, is also close by.

Transport connections are excellent, with Hackney Wick Station just a five-minute walk from the property, offering London Overground services to Stratford and Highbury & Islington. Ideal first time buy Property is offered chain free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(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	

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Omega Works, E3 2GY
 Approx Gross Internal Area = 41.4 sq m / 446 sq ft
 Balcony = 9.4 sq m / 101 sq ft
 Total = 50.8 sq m / 547 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.