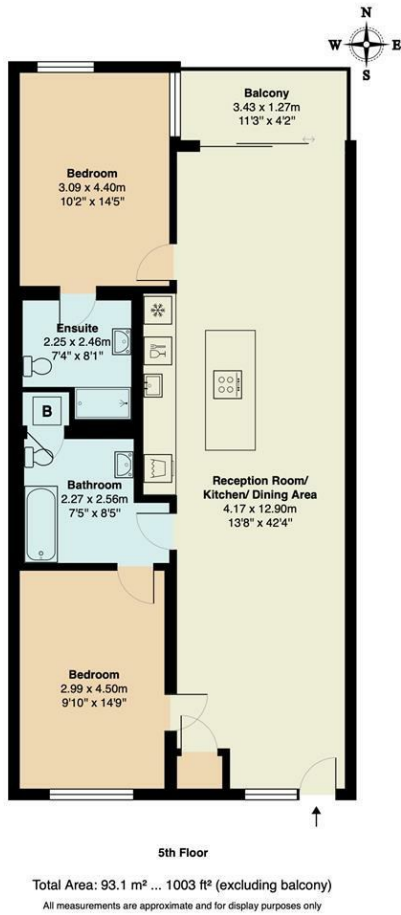




Reception Room/ Kitchen/ Dining Area  
13'8" x 42'3"

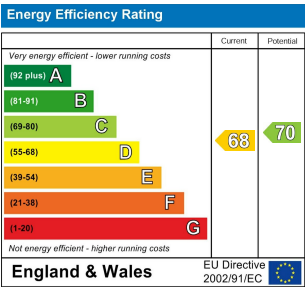
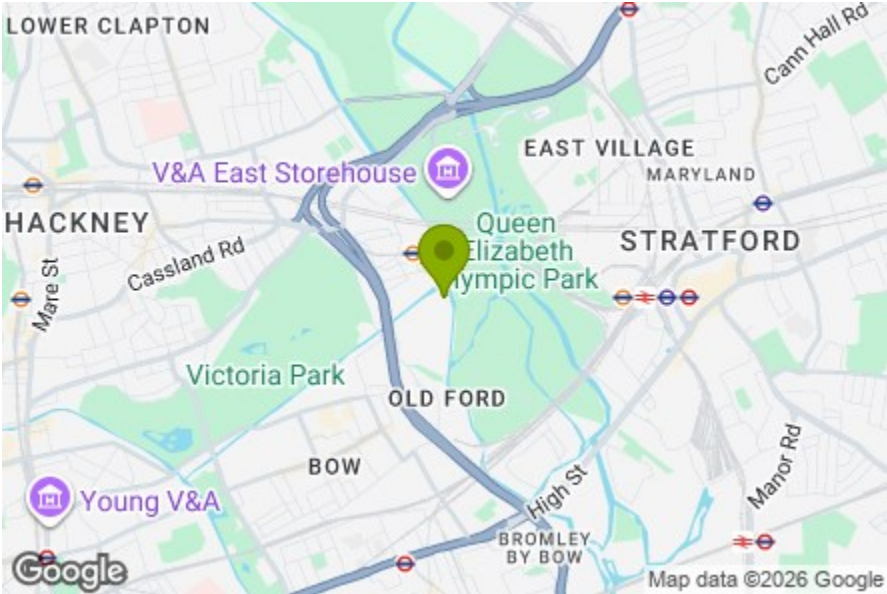
Balcony  
11'3" x 4'1"

Bedroom  
10'1" x 14'5"

Ensuite  
7'4" x 8'0"

Bathroom  
7'5" x 8'4"

Bedroom  
9'9" x 14'9"



## ROACH ROAD, HACKNEY

Offers In Excess Of £590,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Two Bathrooms
- In the Heart of Fish Island
- Over 1000 sq.ft
- Private Balcony
- Canal Views
- Moments Away from Hackney Wick Station
- On Street Residential Parking
- Option to Purchase up to Two Spaces in the Secure Residential Car Park (Separate Deeds)

Set in the heart of Fish Island, this two-bedroom, two-bathroom apartment forms part of a secure gated development with concierge and security. The home has generous proportions, canal views and a private balcony, with Hackney Wick station close by and the neighbourhood's canal-side paths, creative spaces and independent food and drink spots all within easy reach.

REQUEST A VIEWING  
0208 520 3077

**E11, E7, E12 & E15**  
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0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

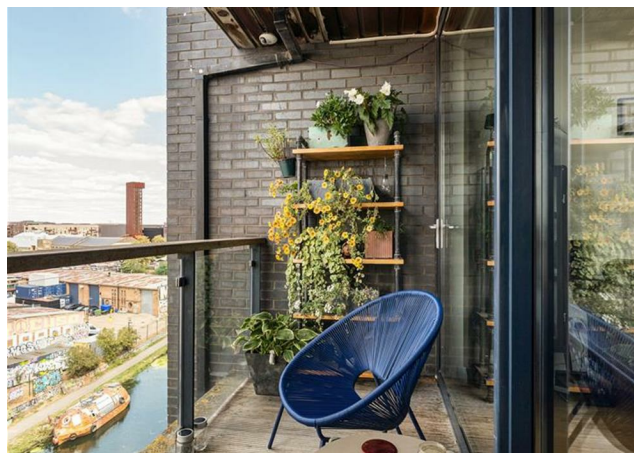
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#### IF YOU LIVED HERE....

You'll enter directly into a particularly long open-plan reception, kitchen and dining space, with timber flooring running throughout and plenty of room to give each area its own identity. The kitchen sits centrally, finished with black granite worktops, deep blue cabinetry, pale wall units and dark worktops, with a large island providing further preparation space. Beyond, the reception opens onto the private balcony, where you can sit out and take in the canal views.

Both bedrooms are positioned off the main living space. The first is a generous double with plenty of room for furniture, while the second sits towards the opposite end of the apartment and has its own ensuite shower room. There's also a separate main bathroom with a freestanding bath, large-format tiling and a wide vanity unit. At just over 1,000 sq ft excluding the balcony, there's a real sense of space throughout.

#### WHAT ELSE?

- Hackney Wick station is moments away, with London Overground services towards Stratford and Highbury & Islington, while the Queen Elizabeth Olympic Park is close by for green space, walking and cycling.

- Fish Island has a strong selection of places to eat and drink nearby, including Lanterna, INIS, Two More Years and JUJU's, all around the canals and waterways of Hackney Wick.

- Barge East is another local favourite just across the water, while Westfield Stratford City and the wider shops, restaurants and transport connections of Stratford are also within easy reach.



#### A WORD FROM THE OWNER....

"This home has been our oasis next to the canal, and we will miss sitting on the balcony watching the boats go by and the dogs walk along the towpath. It is equally glorious in the sunshine or in a thunderstorm. We get the best of both worlds having the afternoon sunshine and sunsets beaming onto our balcony as well as being protected from the elements. Our plants love it too.

The beautiful open layout has given us the space to adapt to our lives as they have changed, adding in space to work from home comfortably, explore hobbies, and most importantly to host our loved ones. We've enjoyed countless evenings with our friends gathered around the island while we cook and entertain. Having the space to go and sit at a proper dining table or retreat to the lounge means you can leave the washing up until later and really enjoy yourself.

When we say that we live in Hackney Wick next to the canal, we feel very lucky."

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