



# For Sale

## Apartment

Rookwood Way | London | E3

Asking Price **£450,000** | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Spacious One Bedroom Apartment
- Residents Only Gymnasium
- Modern with top spec appliances
- Situated on the 1st Floor
- Hackney Wick Station A Moments Walk Away
- Large Private Balcony
- Leasehold
- Chain-Free

FREEDOM TO MOVE



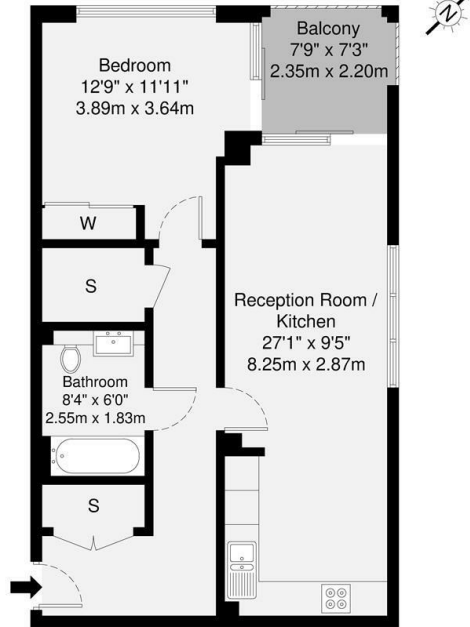
Hawks





Rookwood Way, E3

58.1 sq m / 625 sq ft



GROUND FLOOR AREA 58.1 sq m / 625 sq ft  
TOTAL STORAGE SPACE 4.5 sq m / 49 sq ft  
EXTERNAL FEATURES Balcony, Double Glazing, Private, Washroom etc.  
RESTRICTED HEADROOM 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Stylish 1-bed apartment | Fish Island Village, Hackney Wick | 625 sq ft | Private balcony | Residents' gym & concierge

Welcome to one of East London's most exciting addresses. Hawks are delighted to bring to market this beautifully designed first-floor apartment in Fish Island Village, where 625 sq ft of bright, considered space meets one of the capital's most creative neighbourhoods.

Step inside and the open-plan living, dining and kitchen area opens up around you, flooded with light and built for the way you actually live, whether that's a slow Sunday morning with coffee or hosting friends late into the evening. The double bedroom is a calm retreat from it all, and the bathroom feels like a boutique hotel, with designer fixtures, sleek tiling and a bath-shower combination to sink into after a long week.

Then there's your own private balcony, the perfect spot to take in the buzz of the canal-side surroundings with a glass of something cold.

Life here comes with serious perks. Residents enjoy an exclusive gym kitted out with state-of-the-art equipment, a concierge to make day-to-day life effortless, and secure bike storage to get you straight onto the towpath.

And the location? Fish Island Village sits on the edge of Hackney Wick, a thriving cultural hub of independent cafes, canal-side bars and warehouse pop-up galleries. There's a genuine energy here that's hard to find elsewhere in London, ideal whether you're a budding entrepreneur, a creative, or simply someone who wants to live somewhere with real character.

This is more than an apartment. It's a lifestyle, and an opportunity not to be missed.

- One double bedroom
- First floor, 625 sq ft
- Open-plan living/dining/kitchen
- Designer bathroom with bath-shower
- Private balcony
- Residents' gym, concierge & secure bike storage
- Tenure: Leasehold
- Service charge: £2,472 p.a.
- Ground rent: £300 p.a.
- EPC: B
- Council Tax: Band C (Tower Hamlets)

Call NOW to arrange a viewing.



*Hawks*

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.