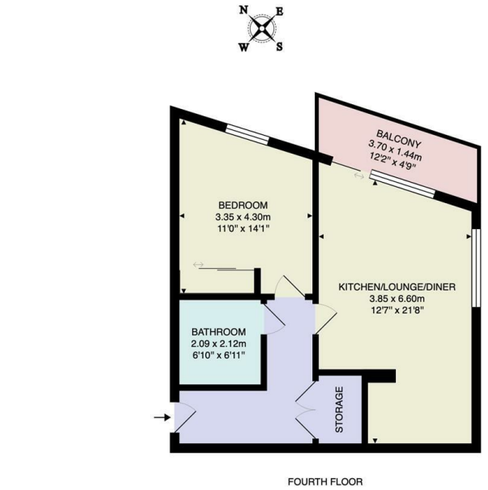


FOURTH FLOOR

Total Area (Excluding Balcony): 51.5 m² ... 554 ft²

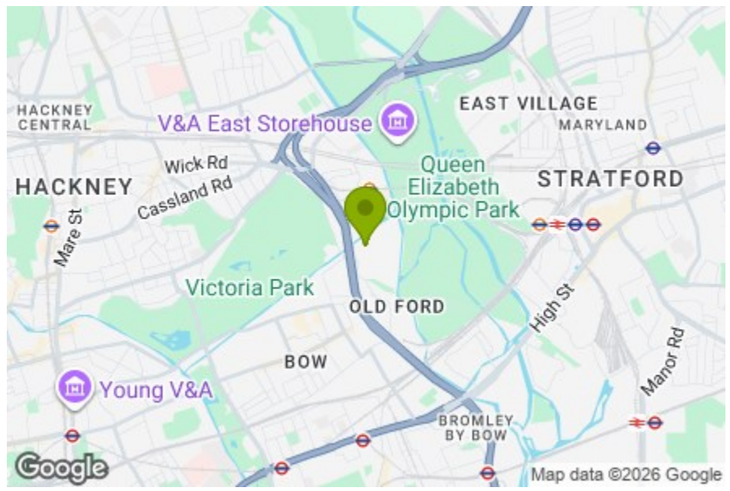
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

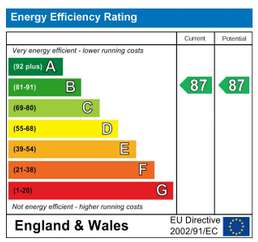
Kitchen/ Lounge/ Diner
12'7" x 21'7"

Balcony
12'1" x 4'8"

Bedroom
10'11" x 14'1"

Bathroom
6'10" x 6'11"





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ROOKWOOD WAY, HACKNEY WICK

Guide Price £425,000 Leasehold

1 Bed Flat

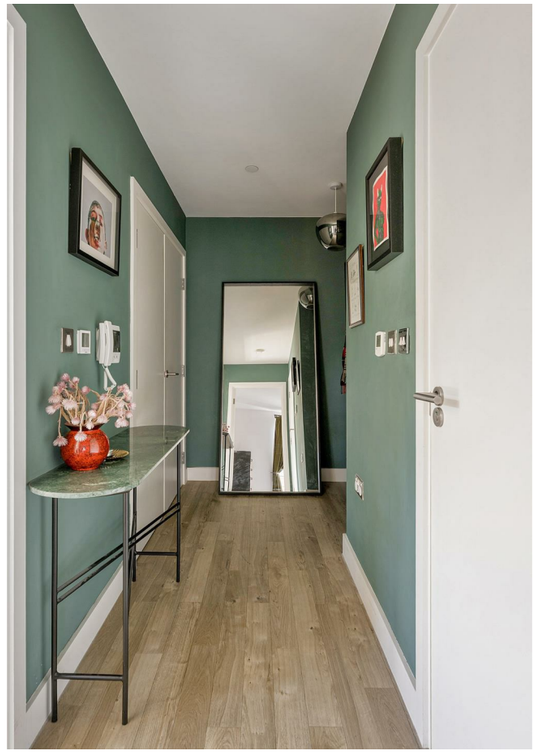
Features:

- Beautiful One Bedroom Apartment
- Located in the Heart of Fish Island
- Fourth Floor
- Over 550 s.ft
- Residents' Gym
- Concierge

GUIDE PRICE £425,000-£450,000

This beautifully presented one-bedroom apartment sits on the fourth floor of a modern development in the heart of Fish Island. Offering over 550 square feet of internal accommodation, the layout feels generous and thoughtfully arranged, making it well suited to modern living. Residents benefit from access to a private on-site gym, adding everyday convenience, while a concierge service brings an extra level of ease and reassurance. With its elevated position, considered proportions and sought-after location, the apartment presents an appealing opportunity for those looking to enjoy one of east London's most characterful neighbourhoods.

REQUEST A VIEWING
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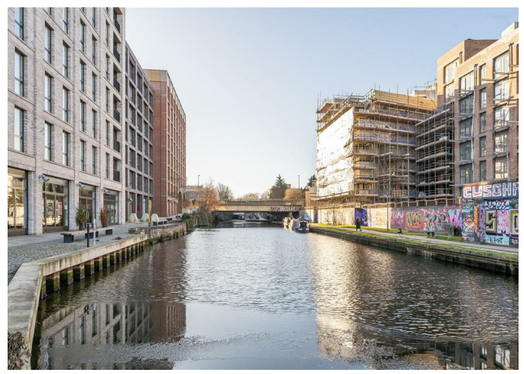












IF YOU LIVED HERE...

Set alongside the water, this contemporary building makes an immediate impression with its clean brickwork and confident modern profile. The canal nearby brings character to the setting, lending a relaxed, almost reflective feel to the surroundings. Inside, the fourth-floor apartment opens into a hallway that creates an immediate sense of arrival, with soft green walls forming a considered first impression. Built-in storage is neatly incorporated here, keeping everyday essentials tucked away and allowing the layout to flow naturally through the home. From here, the main living area unfolds into a generous kitchen, lounge and dining arrangement that feels balanced and thoughtfully planned. Large areas of glazing draw daylight deep into the room, enhancing the sense of openness and giving the interior an easy, comfortable rhythm. There's a natural progression between cooking, dining and relaxing, making the layout feel intuitive and resolved.
The living area leads directly onto a private balcony, offering an appealing outdoor extension with open views across neighbouring buildings. It's a lovely spot for morning coffee or an evening pause, with enough room to sit back and enjoy a little fresh air above street level.
The bedroom continues the same composed feel, with proportions that work easily, while a built-in wardrobe keeps storage neatly integrated. Completing the apartment, the bathroom is finished in a modern, neutral palette, with a bath and overhead shower adding everyday practicality and a polished overall finish.

The surrounding neighbourhood sits within Fish Island, an area known for its independent spirit and a growing collection of distinctive places to eat and drink. Tuck Shop is a firm local favourite, celebrated for its inventive small plates and relaxed, neighbourhood feel, while INIS brings a refined edge with its thoughtful menu and intimate atmosphere. Howling Hops Brewery and Tank Bar adds a lively social scene, pouring beers brewed on site alongside rotating food traders in an informal, buzzy setting. Nearby, Barge East offers something altogether different, pairing seasonal dining with waterside views aboard a beautifully restored Dutch barge. Hackney Bridge Market adds further variety with its ever-changing street food stalls and events, while Victoria Park is just a five-minute walk away, perfect for morning strolls, weekend wandering and outdoor downtime. Queen Elizabeth Olympic Park also provides expansive green space close to home.

WHAT ELSE?

Well connected for both commuting and day-to-day travel, Hackney Wick Station is around a 15-minute walk away, providing regular Overground services. Pudding Mill Lane is approximately 18 minutes on foot, offering direct DLR links across east London. There's also a scenic 20-minute walk through the landscaped paths of the Queen Elizabeth Olympic Park to Stratford, where you'll find extensive transport options including the Elizabeth, Central and Jubilee lines, along with services from Stratford International. For cyclists, The Greenway runs through the area, offering a largely traffic-free route into Stratford and the wider Olympic Park beyond.



A WORD FROM THE OWNER.....

"I've loved my time here. The flat has been a great space for dinner parties, for cosy evenings on the sofa and the balcony is primed for morning coffee in the sunshine. Being so close to Victoria Park for a walk while also being able to head into town so easily from Stratford has been really convenient. Since moving in, lots of new places have opened up around the neighbourhood and we've been regulars at the deli and INIS just on the canal."

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