



PRICE GUIDE

**£385,000**

**Roach Road**

London, E3 2GY

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, while HereEast, 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

Guide price £385,000- £400,000

Leasehold: 91 years

Service Charge: £1880 per annum

Ground Rent: £500 per annum

Council Tax: Band C



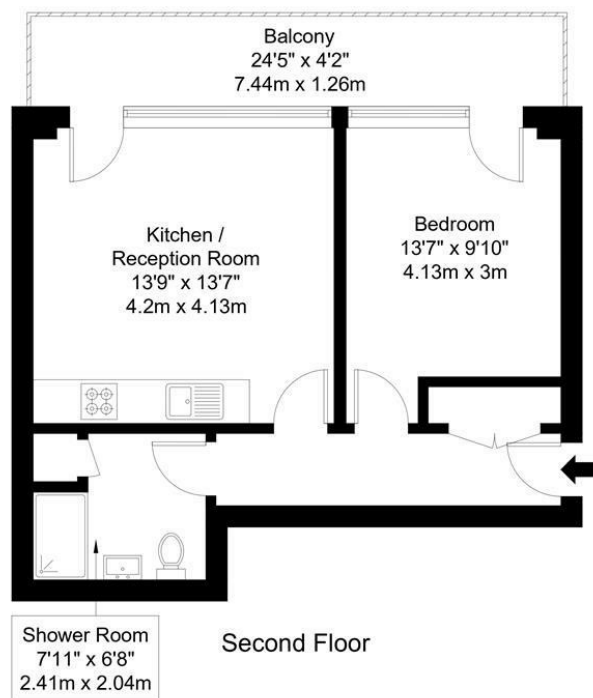


## Omega Works, E3 2GY

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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 83        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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