

Floor Plan



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£3,250 Per month

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Contact Us

-  0203 634 9998
-  hello@bricksestateagents.co.uk
-  186 Queens Road, Buckhurst Hill, Essex, IG9 5BD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(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	

308 Legacy House 4a Roach Road, London, E3 2PA

Welcome to the pinnacle of modern urban living at Fish Island, Hackney Wick, proudly presented by Bricks Estate Agents. This stunning third-floor apartment features two spacious double bedrooms, finished to the highest standard, and situated in one of the most sought-after areas of Hackney Wick.

Step into an expansive open-plan living space, where floor-to-ceiling windows flood the room with natural light and open onto a private winter garden. Here, you can enjoy breathtaking, uninterrupted views of The City of London and Canary Wharf, creating a perfect blend of city living and serene retreat.

The state-of-the-art kitchen is a chef's dream, boasting sleek stone worktops, fully integrated Siemens and Smeg appliances, and ample cupboard space for all your culinary needs.

Additional highlights of this exceptional property include a luxurious family bathroom, bespoke fitted wardrobes in both bedrooms, and elegant wooden flooring throughout. Residents benefit from exclusive access to a beautifully landscaped rooftop terrace garden, offering panoramic views of the canal, Queen Elizabeth Olympic Park, and the West Ham United F.C Stadium.

Ideally located, this apartment is a short walk from Hackney Wick Station, Stratford International, and local DLR stations, ensuring excellent connectivity. The vibrant local area is brimming with eclectic bars and restaurants, and the expansive green spaces of Victoria Park and Queen Elizabeth Olympic Park Gardens provide over 560 acres of parkland and world-class sporting facilities. Embrace the idyllic canal-side living along the Lea canal, making this property not just a home, but a lifestyle.

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- Stunning Third-Floor Apartment In Prime Fish Island Hackney Wick Location
- Expansive Open-Plan Living Area With Floor-To-Ceiling Windows
- State-Of-The-Art Kitchen With Stone Worktops And Integrated Siemens And Smeg Appliances
- Bespoke Fitted Wardrobes In Both Bedrooms Providing Ample Storage
- Exclusive Rooftop Terrace With Panoramic Canal, Olympic Park And Stadium Views
- Two Spacious Double Bedrooms Finished To The Highest Modern Standard
- Private Winter Garden Offering Breathtaking City And Canary Wharf Views
- Luxurious Family Bathroom Designed With Contemporary Elegance
- Elegant Wooden Flooring Throughout Enhancing The Modern Finish
- Exceptional Connectivity With Easy Access To Hackney Wick Station, Stratford International And DLR Links

Entrance Hall

Family Bathroom

Living/Kitchen/Dining

25'8 x 14'10 (7.82m x 4.52m)

Bedroom One

13'10" x 9'8" (4.24 x 2.97)

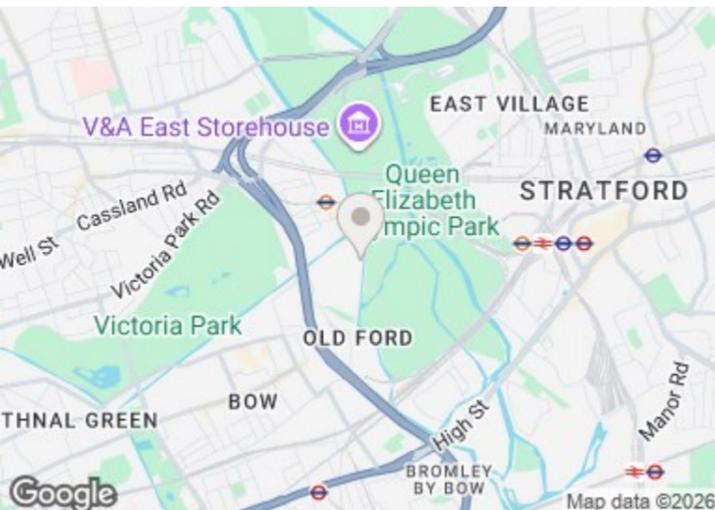
Winter Garden

97 (29.57m)

Bedroom Two

13'10" x 10'0" (4.23 x 3.07)

En-Suite



Directions

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