



Rookwood Way, London, E3

BUTLER & STAG



Price Guide £625,000 - £650,000
Forming part of this vibrant canal side complex, comprising an eclectic mix of modern apartments, dynamic courtyards allowing for intimate and diverse social areas to live, work and play is this top floor - 855 Sq/Ft two bedroom, two bathroom residence.



Leasehold

- 855 Sq/ft Internal Living Space
- Full Width Private Terrace
- Concierge / Resident Gymnasium / Underfloor Heating / Air Conditioning
- Urban Living Meets Community Play Space
- Dynamic Communal Courtyard Gardens
- Canal Side Setting
- Two Bathrooms
- Ultra High Specification

Fish Island Village is on the edge of Hackney Wick, which is now a thriving, cultural creative hub comprising independent cafes, bars and warehouse pop-up art galleries, this energetic neighbourhood will be a truly inspiring place to live. Ideal for both budding entrepreneurs and anyone looking to embrace the creative vibe of this hidden gem.

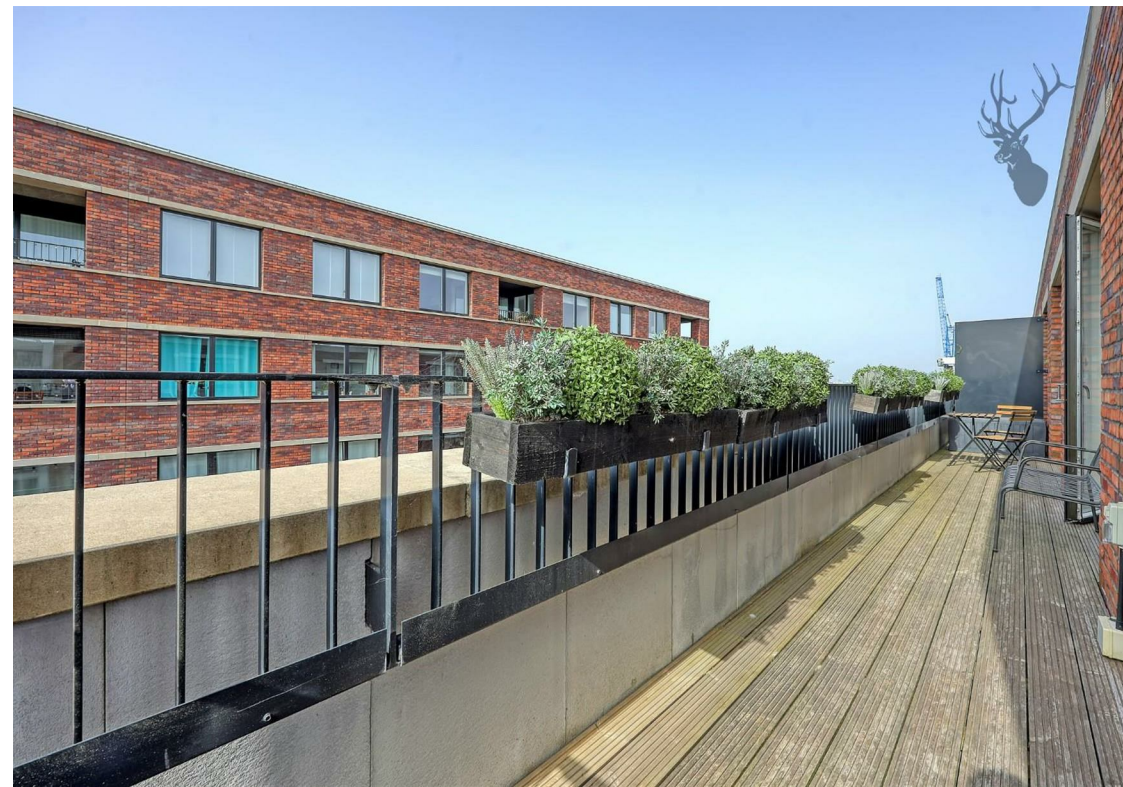
Building on the area's legacy, this bold vision of a village fuses traditional industrial architecture with forward-thinking design. The creation of a sustainable and supportive environment for all that live and work here is front of mind and this vision has been conceptualised in partnership with Whitemantle Court. You'll have everything you need to live, work and play with an exclusive gym with state-of-the-art-equipment, a concierge and a number of underground parking spaces.

Retail therapy's covered when dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. Situated on the roof of the Stratford Centre's multi-storey car park, the venue hosts regular open-air cinema screenings, street food, pop-up events and outdoor yoga classes. The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

The award winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, playgrounds, and a scattering of other Instagram-worthy delights are all but a moments walk away.

*LEASEHOLD
 *LEASE LENGTH -245 years

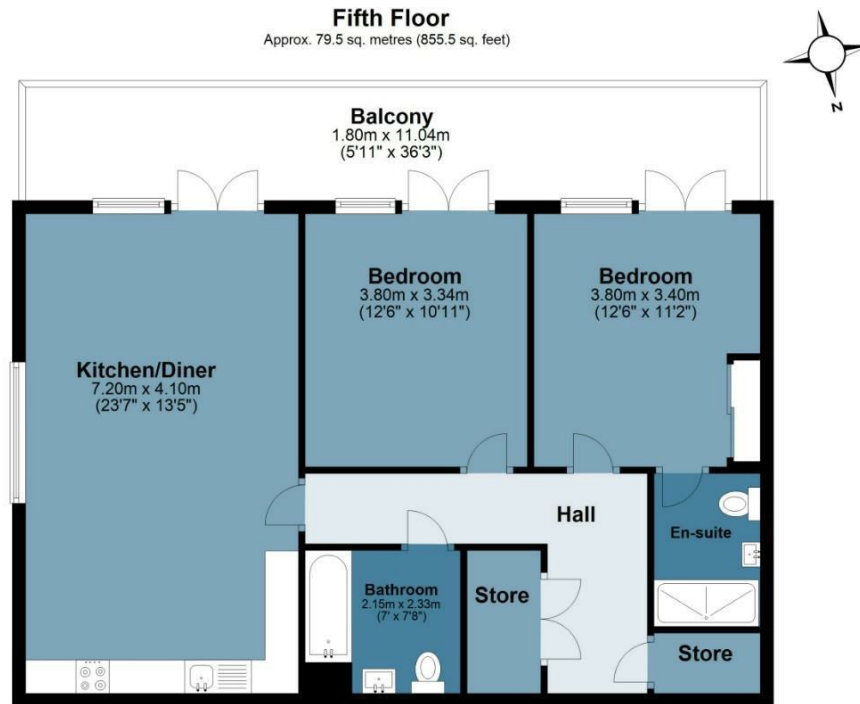




Whitemantle Court

Approx. Gross Internal Area 79.5 Sq M (855.5 Sq Ft)

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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