

Kitchen/Lounge/Diner
13'8" x 22'4"

Balcony

Bedroom
8'2" x 12'7"

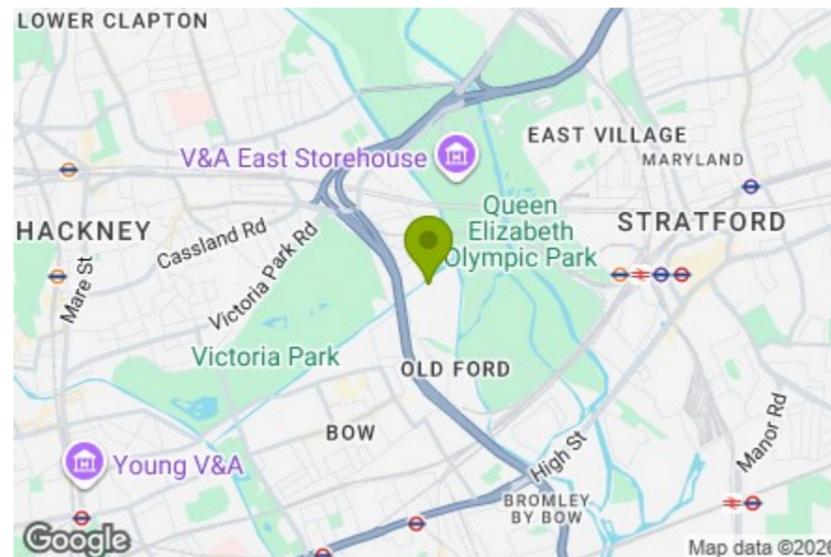
Bedroom
11'2" x 12'4"

Bathroom
8'5" x 5'10"

Storage

Total Area (Excluding Balcony): 64.0 m² ... 689 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.



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

ROOKWOOD WAY, HACKNEY

Offers In Excess Of £585,000 Leasehold
2 Bed Flat



Features:

- Two bedroom flat
- Approximately 689 square ft
- Fifth floor
- South facing balcony
- Hackney Wick station only moments away
- Resident only gym
- Concierge

A sleek and modern two-bedroom apartment with a south-facing balcony, striking floor views, immaculate decor throughout, as well as concierge service and a residents' gym.

Surrounded by Hackney Wick's vibrant food and drink scene, you won't have to venture far to find entertainment, but if you do have to travel further afield, Hackney Wick station is a short stroll away, where Overground trains run between Stratford and Highbury and Islington.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Spread out over 689 square feet (not including the balcony), this is an apartment you can enjoy right away. It's been immaculately finished so unpacking will feel like a breeze and you'll be keen to show it off as soon as you can.

The open plan reception/kitchen is full of natural light thanks to the generous balcony doors. The kitchen area is modern, with sleek units and integrated appliances, and the pendant lighting does a great job of dividing up the space. Both bedrooms are a good size with balcony access, and the master also has built-in storage. The modern bathroom is off the spacious hallway, and has an over-tub shower and gorgeous tiling. There's plenty of storage space throughout, including convenient built-in cupboards in the hallway.

You'll love relaxing on your spacious south-facing balcony, and you'll also have access to fantastic communal amenities, including a concierge and well-equipped residents' gym - no excuse for missing a workout or package now. The apartment's elevated position allows energy efficiency and a peaceful atmosphere, while keeping you close to all the action Fish Island and Hackney

Wick have to offer...

You have a fantastic choice of amenities right in your community, including the Lord Napier Star pub, the Ethical Bean Company coffee shop and Howling Hops Brewery. Victoria Park and the Olympic Park are both walking distance in opposite directions, so you're flanked by greenery, while the canal system provides an abundance of waterside strolls.

WHAT ELSE?

- As well as the Lord Napier Star and Howling Hops Brewery, you've got some great bars in your area, including CRATE, Hackney Wick's first craft brewery, which occupies a former print factory and huge canal-side space where you can order pizza as well as beers.
- Drivers can be on the A12 in just a few minutes for easy access to the North Circular and the Blackwall tunnel.
- You can enjoy having the newly developed East Bank nearby, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A East Storehouse. You're also strolling distance from the ABBA Arena and Zip World London, formerly called the ArcelorMittal Orbit, aka the world's longest tunnel slide.



A WORD FROM THE OWNER...

"I bought 505 Whitemantle Court off plan in 2019. It is the first home that I have owned and I have loved living here. The flat is perfectly proportioned and has a light, airy and attractive living space. Having spent a lot of time indoors during lockdown in 2020 I can safely say that this flat is a pleasure to be in. Perfect for single owners, couples or a young family. All the kitchen appliances and bathroom fittings were brand new in 2019 and remain in very good condition. The flat has a large walk in storage space which is fitted out with shelves, drawers, hanging space for coats and a full wall shoe rack. There is also a separate large cupboard for the washing machine and other items. The building is directly on the canal and it is great to walk out of the front door and see the water in front of you. Turn left and you can find yourself in the beautiful Victoria park in minutes. Turn right and you have the Olympic Park and Westfield Stratford just a short walk away. The local area is thriving. There are plenty of bars and eateries in Hackney Wick and Fish Island is now awash with independent businesses which serve the local community. There is everything from a ceramics workshop to a reformer pilates studio, and also a recent opening which has some of the most sought after matcha drinks in London (judging by Instagram). There is a great community atmosphere in the building and the development as a whole. I will miss living here. Oh, and whilst I don't use it as much as I should, it would be wrong not to mention the very well equipped gym!"

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