

SIXTH FLOOR

Total Area (Excluding Balcony): 71.2 m² ... 767 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.

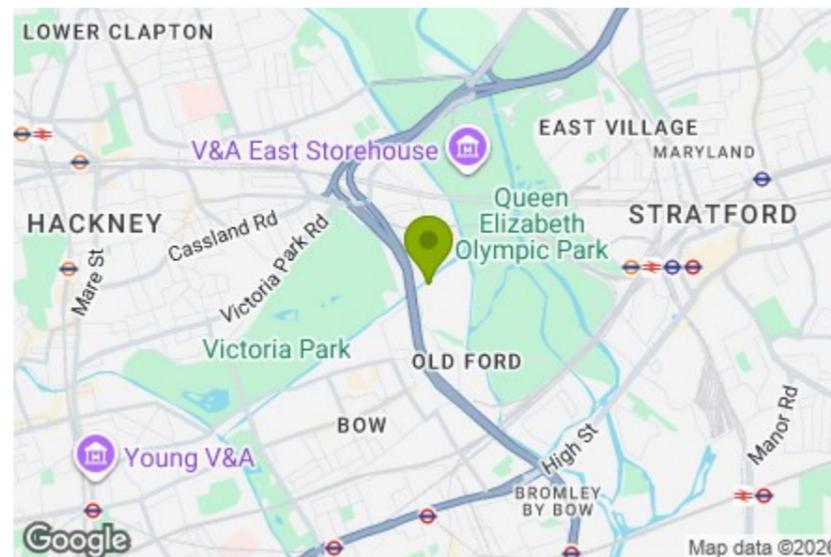
Kitchen/ Lounge/ Diner
16'10" x 17'11"

Balcony

Bedroom
12'3" x 11'1"

Bedroom
12'3" x 12'3"

Bathroom
5'10" x 8'9"



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

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



Features:

- Two Bedroom Property
- Sixth Floor
- Beautifully Presented Throughout
- Short Walk to Hackney Wick
- Private Balcony
- Canalside Location
- Approx 767 Square Foot

Perched on the sixth floor of a striking modern building, this 767 sq ft apartment places you in the heart of East London's creative scene. With secure access and a communal gym, it offers both comfort and convenience. Southwest-facing, the space is flooded with natural light and thoughtfully designed throughout—think clean lines, high-quality materials, and a layout that simply works.

You're a short stroll from Hackney Wick Station, with fast links to Stratford and beyond (Jubilee, Central, Elizabeth lines + DLR), and even closer to a buzzing stretch of local favourites—canal-side bars, indie coffee spots, and low-key gems serving everything from wood-fired pizza to natural wine.

The Olympic Park is practically your backyard, and with the energy of

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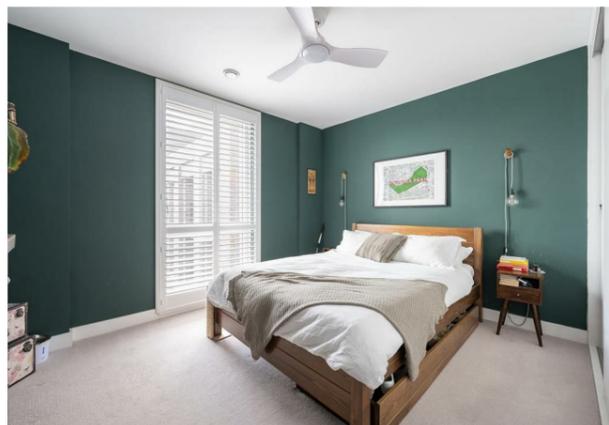
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IF YOU LIVED HERE...

There's a lot to love about this cleverly laid-out, quietly stylish apartment—and it starts the moment you step into the smart, light-filled communal lobby.

Inside, the sense of space is immediate. A generous hallway welcomes you in, where a large built-in cupboard takes care of coats, shoes, and all the everyday clutter you'd rather not look at. Hardwearing Amtico wood flooring runs throughout the hallway and living space, grounding everything with natural warmth, while the soft neutral palette keeps things calm and understated.

Both double bedrooms sit off the main corridor, each bright and tranquil with floor-to-ceiling windows dressed in bespoke plantation shutters. The first bedroom comes with a triple-door built-in wardrobe, while plush carpeting in both rooms adds comfort underfoot.

Opposite, the bathroom is quietly elegant—sandstone tiling, dark wood accents and a crisp white suite give it a clean, modern feel. A wall-mounted mirror cabinet with built-in lighting adds both function and polish.

The open-plan living space is where this home really shines. Zoned naturally for cooking, dining, and relaxing, it flows effortlessly from one area to the next. The sleek,

full-width kitchen is tucked to the rear—streamlined and well-equipped, with quality integrated appliances and a layout that's as practical as it is good-looking. Thanks to large windows on two sides, the room is bathed in natural light for most of the day, especially in the afternoon due to its southwest-facing aspect.

Step outside to the private balcony—fully covered for year-round use, with an open balustrade that keeps the view front and centre. Whether it's morning coffee or a quiet evening glass of wine, it's the perfect spot to pause and enjoy the pace of Fish Island living.

WHAT ELSE?

- Hackney Wick Overground is a 13-minute walk away and runs Mildmay line services. Stratford is one stop away providing links to Jubilee, Central and Elizabeth lines and DLR services. There are excellent bus links into central and east London; a direct bus from Victoria Park to Canary Wharf takes around 20 minutes.
- Westfield - the largest shopping mall in Europe is only 20 minutes on foot and with a 20 screen cinema complex, movie buffs will be happily reaching for the popcorn.



A WORD FROM THE EXPERT....

I feel right at home living in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart.

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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