



Stunning one bedroom apartment with a private balcony.

**Icemaid Court, 15 Rookwood Way, London, E3**

Guide Price £460,000 Leasehold (Lease Expiry March 2268)



One double bedroom  
Private balcony  
Concierge  
Gym & bike storage  
No onward chain

**About this property**

Savills are delighted to offer to the market this beautifully presented modern apartment, which occupies the fifth floor of an impressive canal-side development in Fish Island, E3.

The property has been finished to a very high standard and features a high-spec kitchen, underfloor heating, and wood flooring.

Residents of the development enjoy access to a concierge service, gymnasium, lift access to all floors and secure underground bike storage.

Accommodation: A stunning open-planned reception room/kitchen with access to the private balcony.

There is a double bedroom with sliding glass doors onto the balcony and a built-in wardrobe, a family bathroom, and a built-in cupboard in the hallway

**Local Information**

Fish Island Village is well located for transport links, with Hackney Wick station offering quick links to Stratford for the Central and Jubilee Lines and Highbury & Islington for the Victoria line. There are a number of shops, bars, and award-winning restaurants nearby, many with al fresco space. Westfield Shopping Centre is also less than a mile away. Two footbridges in the immediate vicinity connect the flat to Victoria Park in one direction and the Olympic Park and Hackney Marshes in the other.

**Tenure**

Leasehold (Lease Expiry March 2268)

**Local Authority**

Tower Hamlets

**Council Tax**

Band = C

**Ground Rent**

£300 per annum

**Service Charge**

£1600 per annum

**Energy Performance**

EPC Rating = B

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555.



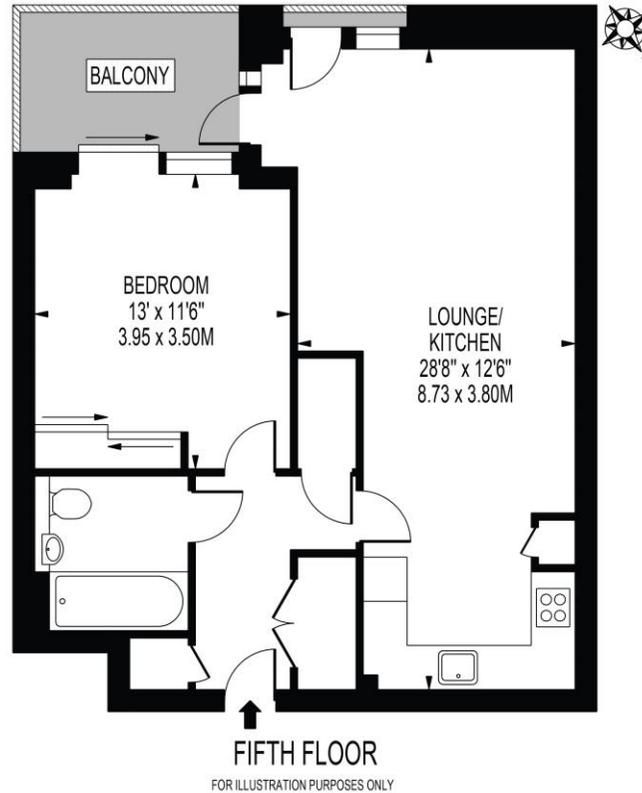


**Icemaid Court, 15 Rookwood Way, London, E3**  
**Gross Internal Area 622 sq ft, 57.8 m<sup>2</sup>**

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**ICEMAID COURT**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 622 SQ FT - 57.75 SQ M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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