



ICEMAID COURT E3  
**1 bedroom apartment**

**£475,000**  
SOLD

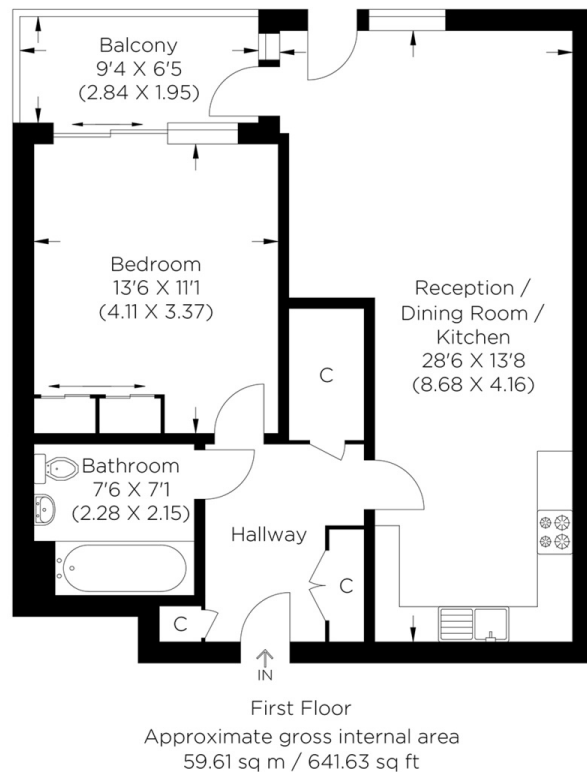




# ICEMAID COURT E3

We are delighted to offer the market this beautifully presented modern apartment in Icemaid Court, Rookwood Way, Hackney Wick, E3. This first-floor apartment forms part of an impressive canal-side development. The property has been finished to a very high standard and features a high-spec kitchen, underfloor heating, wood flooring and a private balcony. The apartment is one of the largest one bedroom flats within Fish Island measuring close to 650 square foot! Residents of the development enjoy access to a concierge service, gymnasium, lift access to all floors and secure underground bike storage. Ever so popular, Hackney Wick has something for everyone, including excellent transport links. Icemaid Court is a short walk from Stratford and Westfield, plus a wide selection of coffee shops, bars and restaurants.

Borough: Tower Hamlets\* Council Tax: C\* EPC: B Lease Term: 244 years\* Service Charge: £2,323\* Ground Rent: £300\*  
Nearest Station: Hackney Wick (0.19 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.

## ALEX NEIL

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