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B

## Bocking Street, London Fields, E8

£600,000



A stylish two-bedroom apartment - feel the buzz of London Fields right on your doorstep. Bright and inviting, the open-plan living space is dressed to impress with warm wood floors and full-height doors that spill onto your own private balcony, perfect for morning coffee or evening drinks.

The sleek kitchen flows effortlessly into the lounge and dining areas, creating a perfect hub for entertaining or relaxing. Both bedrooms are generously sized and flooded with natural light, while the modern bathroom keeps things chic and practical.

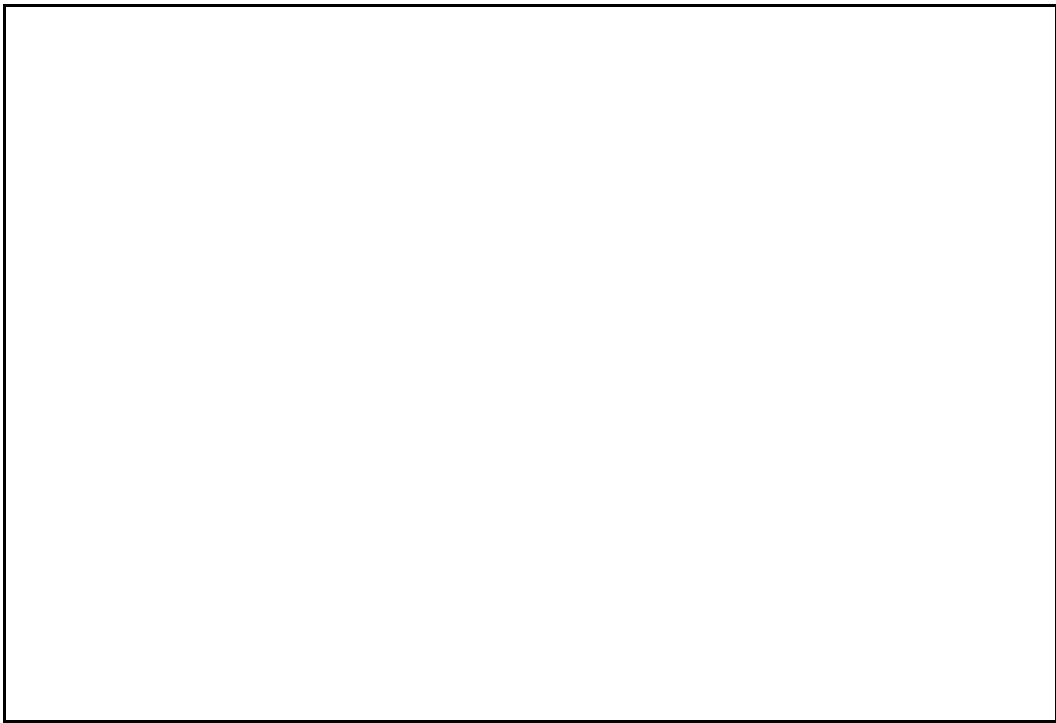
Located moments from the greenery of London Fields and the vibrant cafés, markets and nightlife of Hackney, you're also within easy reach of Overground links for a speedy commute into the City.

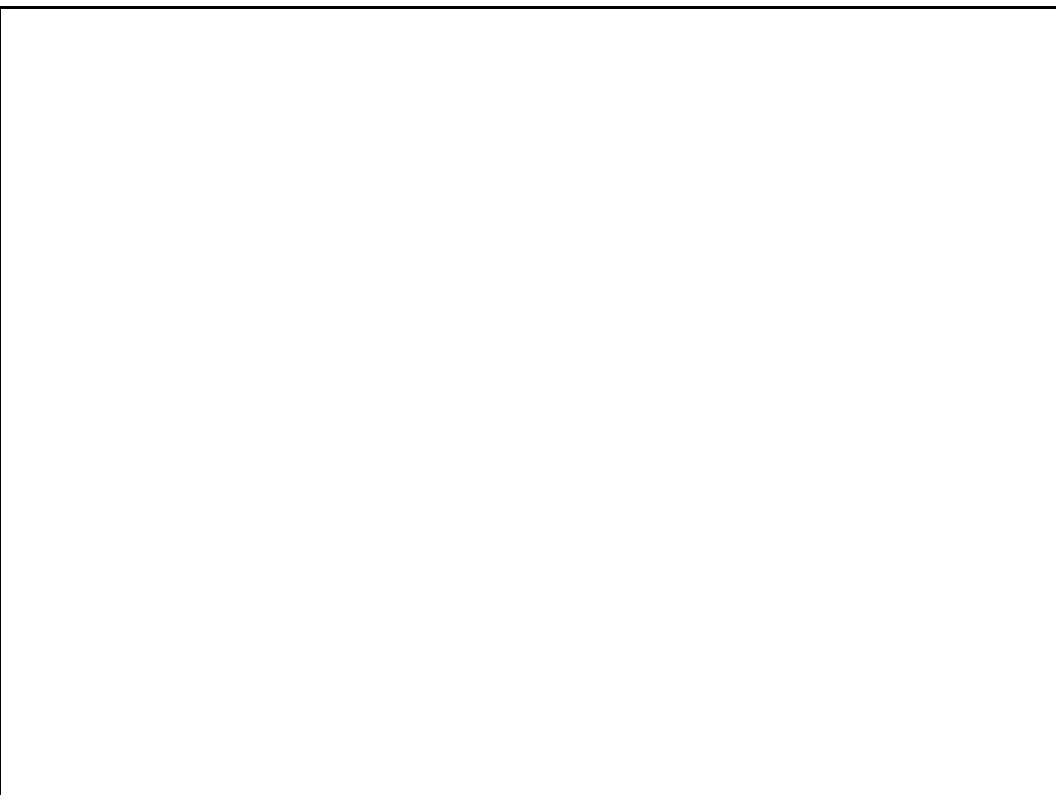


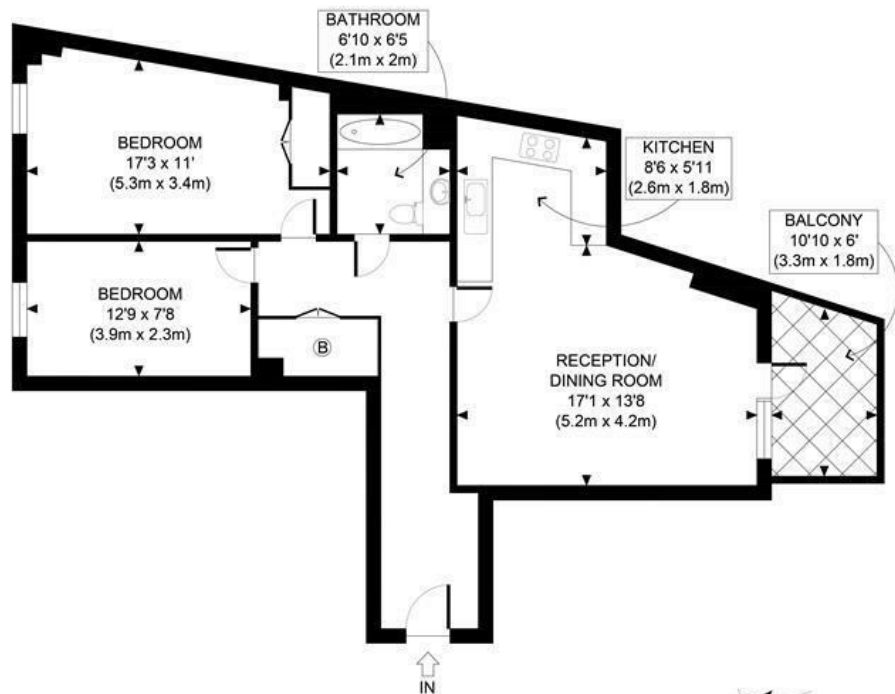
## KEY FEATURES

- Two bright double bedrooms
  - Private balcony
- Seconds from London Fields, Broadway Market & Hackney's best spots
- Open-plan living with floor-to-ceiling windows
  - Modern and Stylish
  - Excellent Transport Links
    - EPC - B
    - Gas Central Heating
  - Service Charge = £2,446.92
  - Ground rent = £274.92 pa





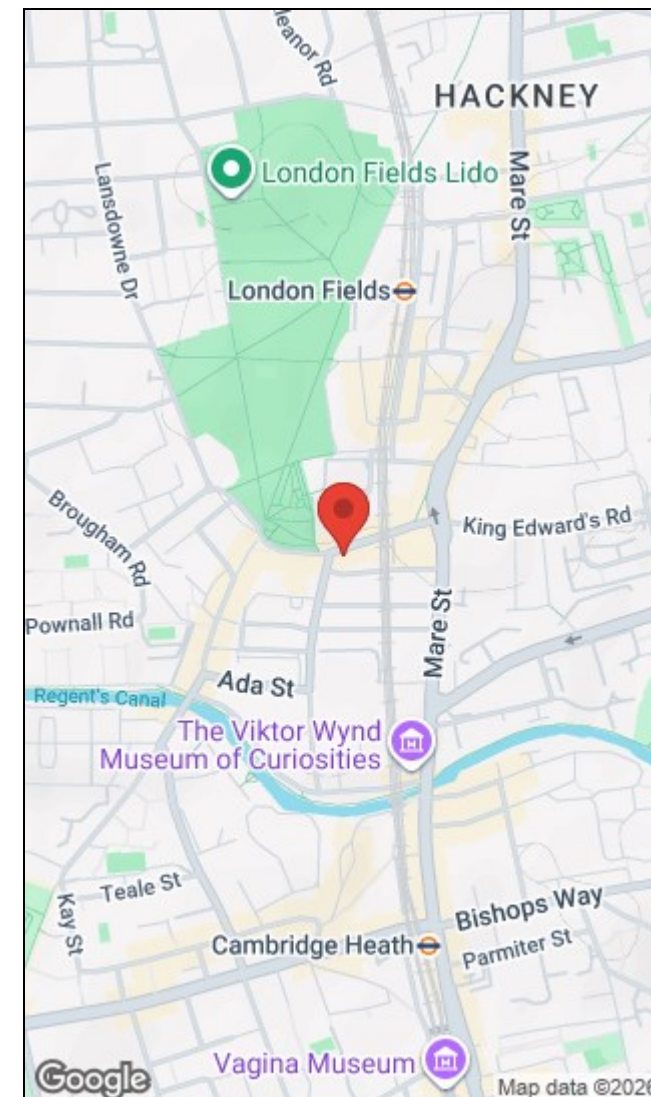




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 766 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT / 71 SQM	Waxham Apartment E8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/11/20
	photoplan



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>87</b>	<b>87</b>		<b>87</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

110 Curtain Road, London, EC2A 3AH | 020 7613 1798  
shoreditchsales@hunters.com | www.hunters.com



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