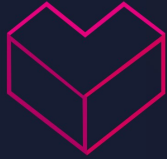


LOVE
LIVING



Bouchon Point, London, E1 2FT

Offers over £450,000





Offers over £450,000

Bouchon Point

London, E1 2FT

- Very high ceilings
- One bedroom
- Private Balcony
- Cinema room
- Easy access to the Elizabeth Line
- One Bathroom
- Concierge
- Residents Gym

The Home-

This stunning one-bedroom apartment in Bouchon Point offers bright, modern living with a generous balcony and leafy views in a highly desirable Hackney development where residents benefit from an abundance of amenities such as the concierge, gym and cinema that are private usage for residents. The property also benefits from swift access to the Elizabeth line providing great access across the City.



The Indoors

Finished to a high standard, this bright and contemporary first-floor apartment feels spacious and serene. The open-plan reception room and kitchen is flooded with natural light from large floor-to-ceiling windows and glass doors opening onto the private balcony. The generous double bedroom includes a striking wood slat feature wall, ample fitted storage and a peaceful outlook. The luxurious bathroom is fitted with a walk-in shower, modern white sanitaryware, large-format tiling and a sleek vanity.

The Outdoors

A lovely private balcony provides the ideal spot for morning coffee or evening drinks, overlooking the beautifully landscaped communal gardens. Residents benefit from access to a concierge, gym, cinema room, residents' lounge, and landscaped communal gardens.

Loving the Location

Bouchon Point sits in the heart of the Silk District in





Whitechapel E1, moments from Whitechapel Station (Elizabeth line, District and Hammersmith & City lines) for superb connections across London. You're close to the vibrant amenities of Whitechapel Road, Brick Lane and Shoreditch, with excellent local parks, markets, cafés and restaurants on the doorstep. Westfield Stratford is easily reachable, and the City is just a short commute away.





Floor Plans



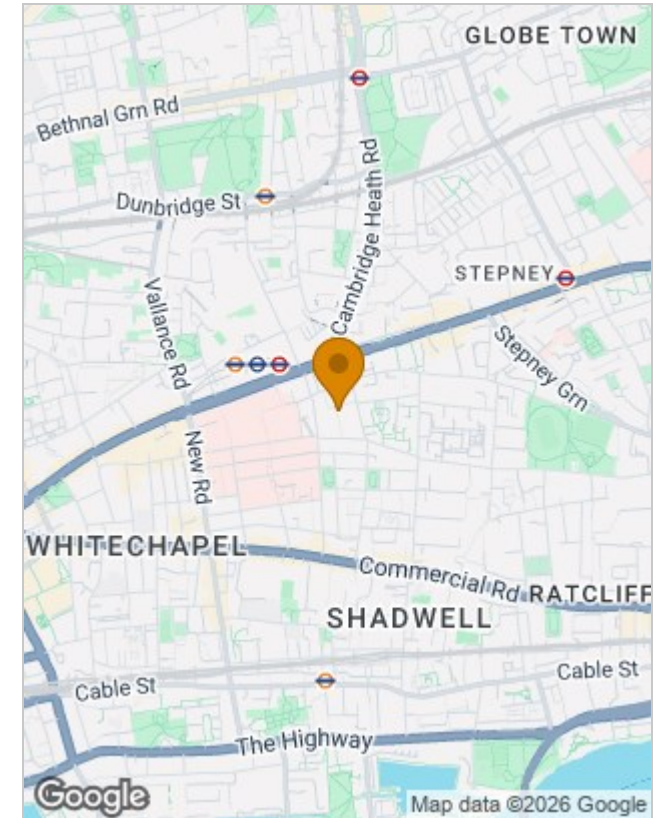
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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