



## **Bouchon Point, 7 Cendal Crescent, London, E1 2FT**

**£531 Per Week**

A 1 BEDROOM 2ND FLOOR APARTMENT FOR RENT SITUATED IN THE POPULAR PREMIUM DEVELOPMENT "THE SILK DISTRICT" E1.

The Silk District is located in the heart of Whitechapel moments from the station which offers routes into the City, West End & the Docklands via Hammersmith/City line, District line, the overground and Cross rail.

The City is within walking distance as are local shops, restaurants and a Sainsburys supermarket.

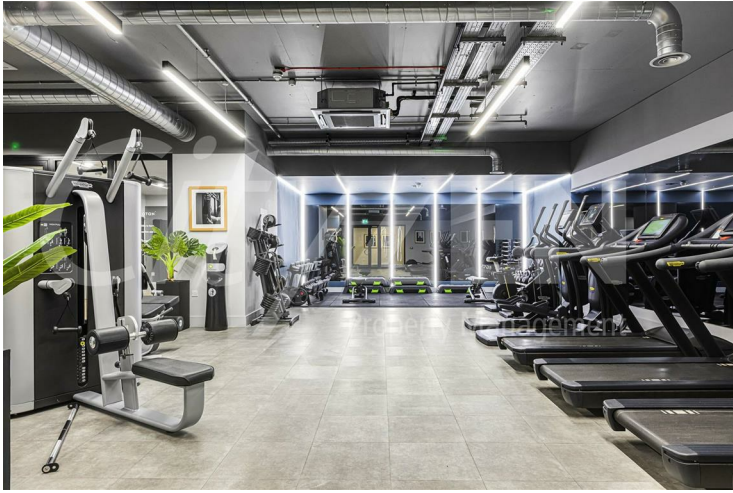
Our 2nd floor apartments is set over 554 square feet (51 square meters) and comprises a bright and spacious reception room with an open plan fully fitted kitchen and access to a large private 21 foot terrace, double bedroom with ample built in wardrobes and a luxury bathroom suite. There is also a large walk in utility cupboard with further storage space.

Residents living in the Silk District can enjoy facilities such as roof top gardens, cinema, gym and a dedicated 24 hour concierge.

COMES FURNISHED AVAILABLE FROM 30.09.2024

- SILK DISTRICT E1
- ONE BEDROOM 2ND FLOOR
- FURNISHED
- WALK INTO CITY
- BOUCHON POINT
- LARGE PRIVATE BALCONY
- ROOF GDN, GYM, CINEMA & CONCIERGE
- PREMIUM DEVELOPMENT
- AVAILABLE FROM 30.09.2024
- 3 MIN WALK TO WHITECHAPEL STATION

# Bouchon Point, 7 Cendal Crescent, London, E1 2FT



RESIDENTS GYM



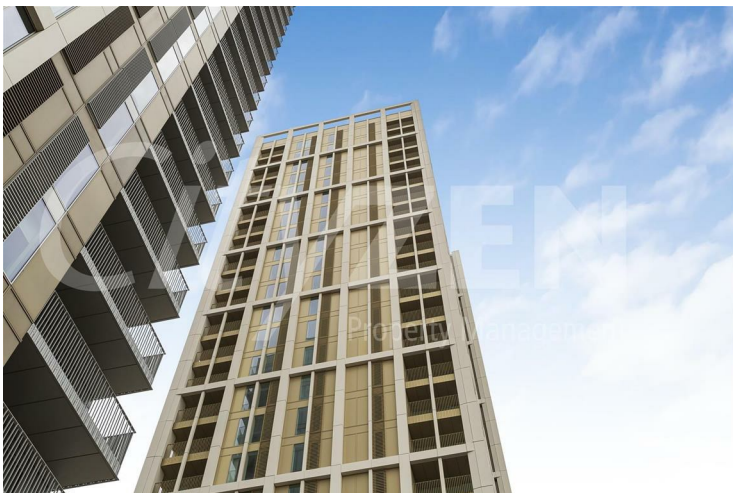
BEDROOM



RECEPTION



RECEPTION



BOUCHON POINT



KITCHEN

# Bouchon Point, 7 Cendal Crescent, London, E1 2FT



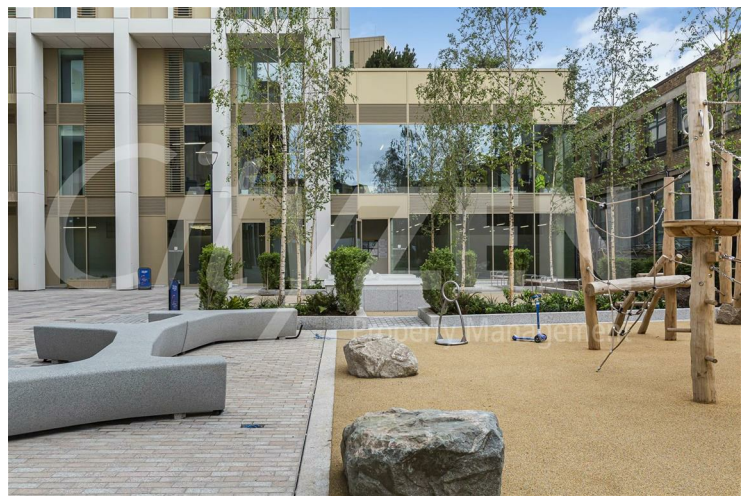
KITCHEN



BOUCHON POINT



RECEPTION



BOUCHON POINT



RECEPTION



BOUCHON POINT

# Bouchon Point, 7 Cendal Crescent, London, E1 2FT



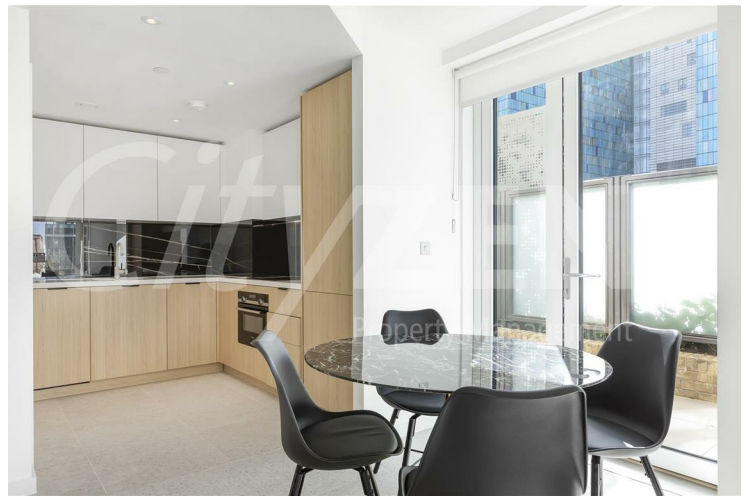
**BOUCHON POINT**



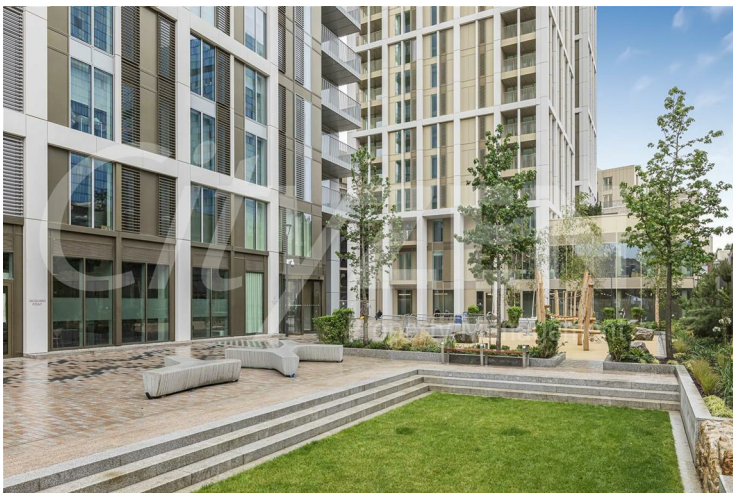
**GARDENS**



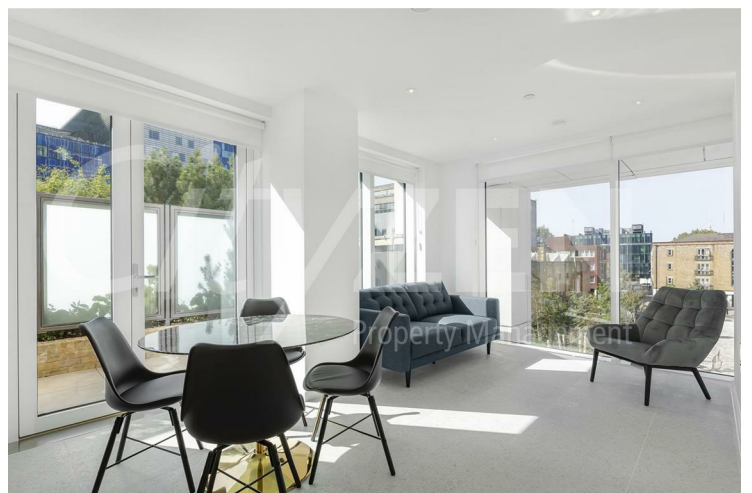
**BOUCHON POINT**



**RECEPTION**



**BOUCHON POINT**



**RECEPTION**

**Bouchon Point, 7 Cendal Crescent, London, E1 2FT**



**HALLWAY**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**BEDROOM**



**BATHROOM**

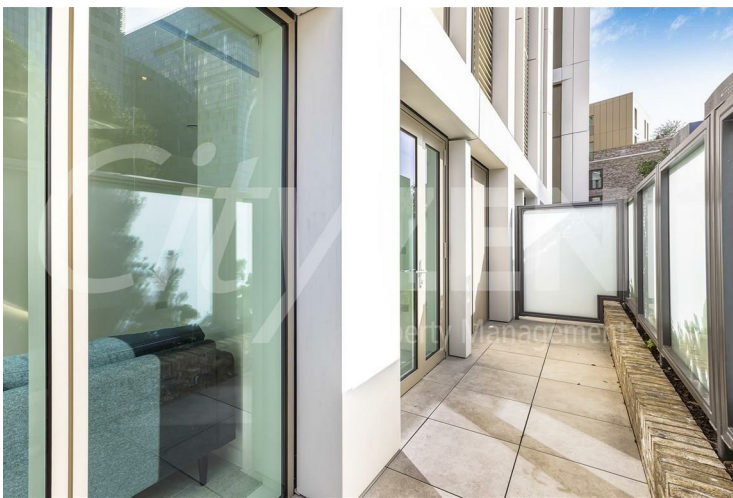
**Bouchon Point, 7 Cendal Crescent, London, E1 2FT**



**PRIVATE TERRACE**



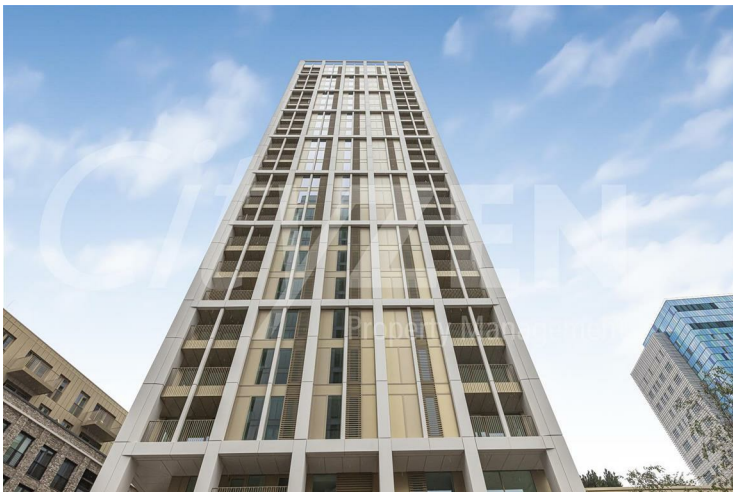
**BOUCHON POINT**



**PRIVATE TERRACE**

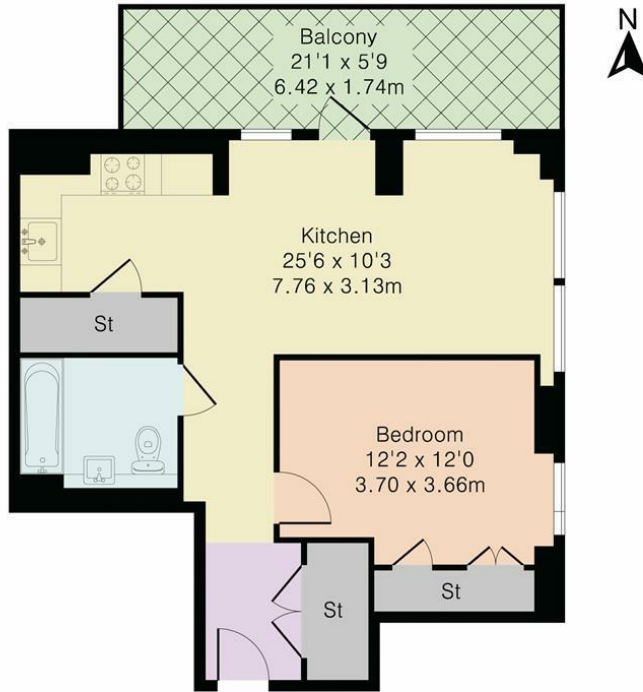


**BOUCHON POINT**



**BOUCHON POINT**

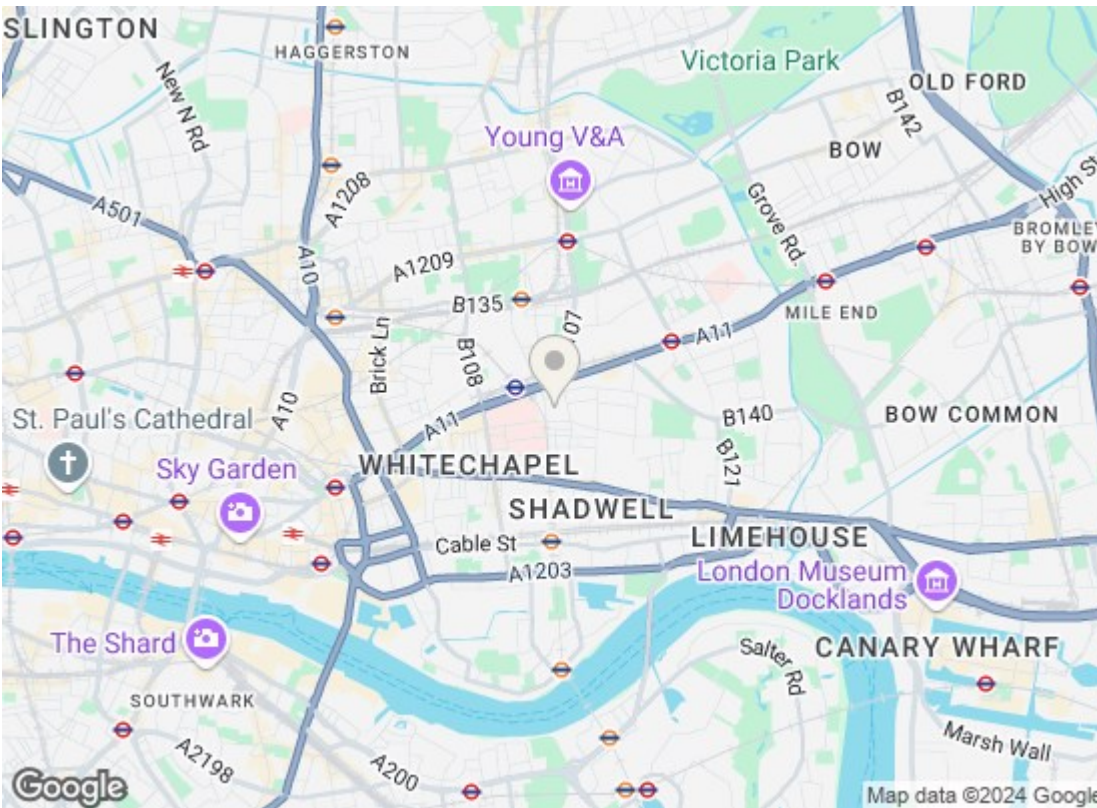
Approximate Gross Internal Area 554 sq ft – 51 sq m



Second Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  | 85      | 85        |
| (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                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.