



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

### **£510 Per Week**

A ONE BEDROOM 5TH 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 5th floor apartments is set over 586 square feet (54 square meters) and comprises a bright and spacious reception room with an open plan fully fitted kitchen, double bedroom with ample built in wardrobes and a luxury bathroom suite. There is also a large walk in utility cupboard with ample 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. PROPERTY AVAILABLE FROM 07.04.2025

- SILK DISTRICT E1
- 5TH FLOOR
- FURNISHED
- WALK INTO CITY
- BOUCHON POINT
- ONE BEDROOM
- ROOF GDN, GYM, CINEMA & CONCIERGE
- PREMIUM NEW DEVELOPMENT
- AVAILABLE FROM 07.04.2025
- 3 MIN WALK TO WHITECHAPEL STATION



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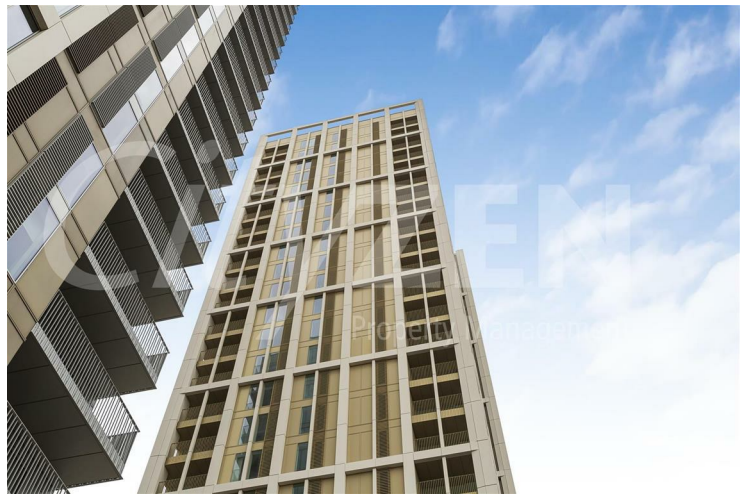
RESIDENTS CINEMA



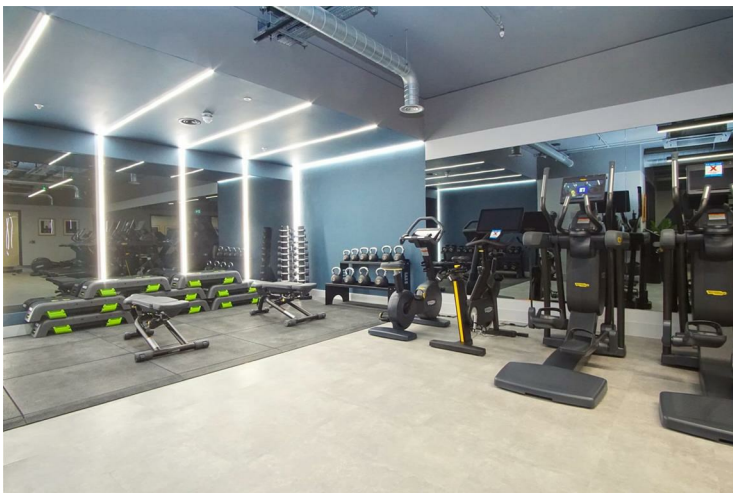
BOUCHON POINT



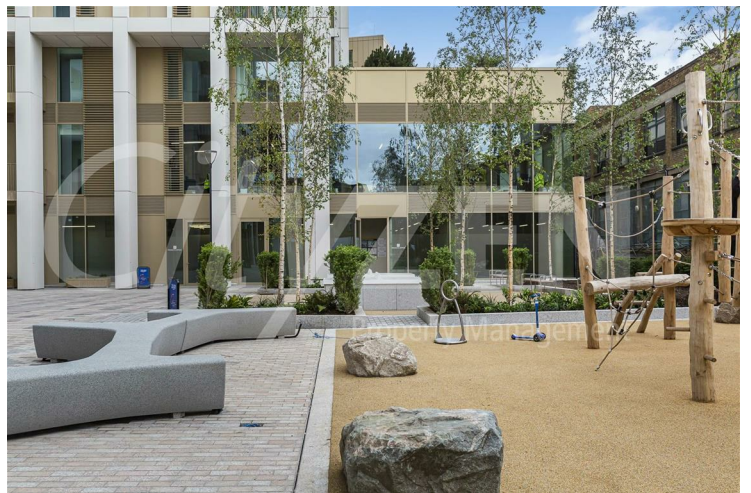
RESIDENTS GYM



BOUCHON POINT



RESIDENTS GYM



BOUCHON POINT





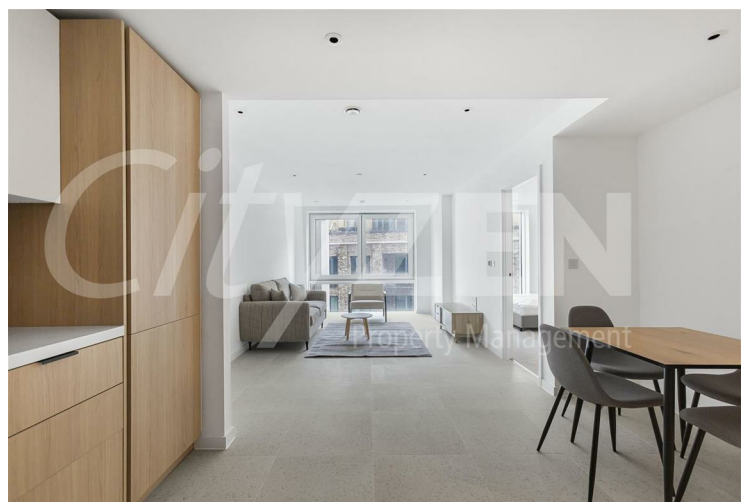
**BATHROOM**



**UTILITY**



**KITCHEN**



**KITCHEN/RECEPTION**



**RECEPTION**



**RECEPTION**

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KITCHEN/RECEPTION



BEDROOM



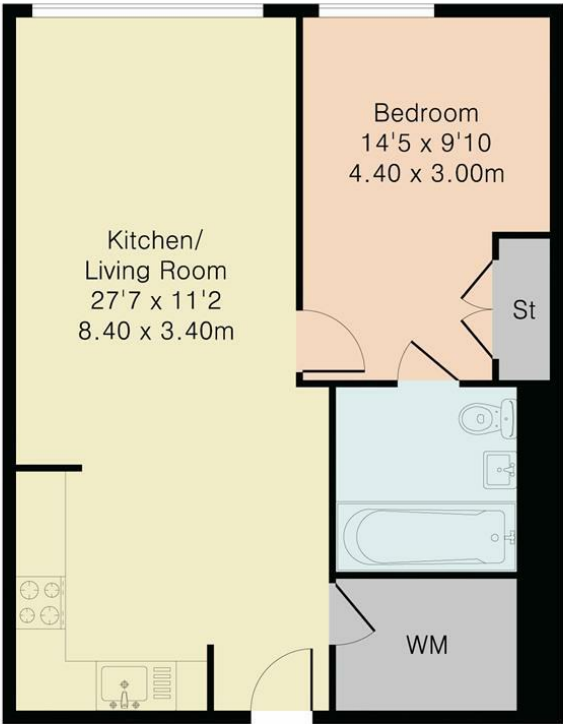
RECEPTION



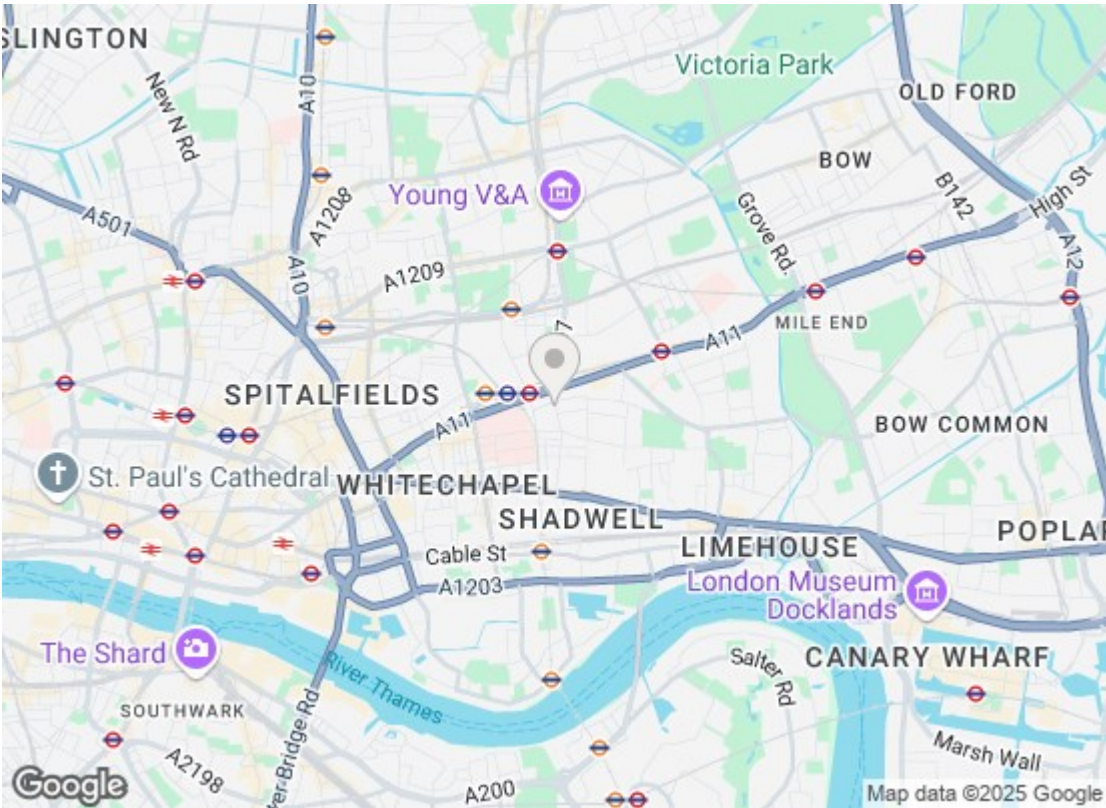
BOUCHON POINT



Approximate Gross Internal Area 586 sq ft – 54 sq m



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) A		
(81-91) B	87	87
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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.