



## **Hemlock Street, London, E14 0XW**

**£507 Per Week**

BRAND NEW ONE BEDROOM APARTMENT IN BOWLINE HOUSE PART OF THE SOUGHT AFTER POPLAR RIVERSIDE DEVELOPMENT

Available August, amazing residents' facilities including 200-meter pool, gym, cinema, co-working spaces, residents' lounges\*

Amazing zone 2/3 location with choice of 3 DLR stations as well as being close to Canary Wharf

Available from August

Furnished on request

\*some of the facilities mentioned may not be available at the same time as the apartment

- POPLAR RIVERSIDE DEVELOPMENT
- BRAND NEW ONE BEDROOM FLAT
- GYM, POOL, CINEMA, GAMES ROOM
- AVAILABLE AUGUST
- ZONE 2/3
- LOCATED ON 4TH FLOOR
- CO-WORKING, LOUNGES CONCIERGE
- CHOICE OF 3 DLR STATIONS
- SET OVER 532 SQ FEET
- FURNISHED UPON REQUEST



## Hemlock Street, London, E14 0XW



**BOWLINE HOUSE**



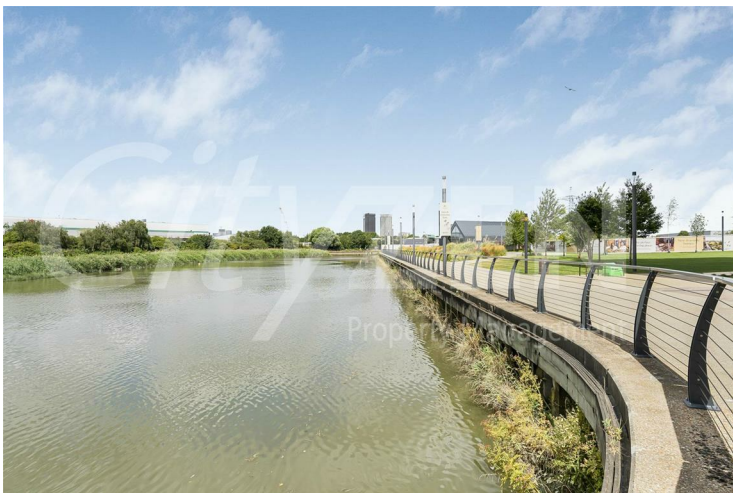
**RECEPTION ROOM**



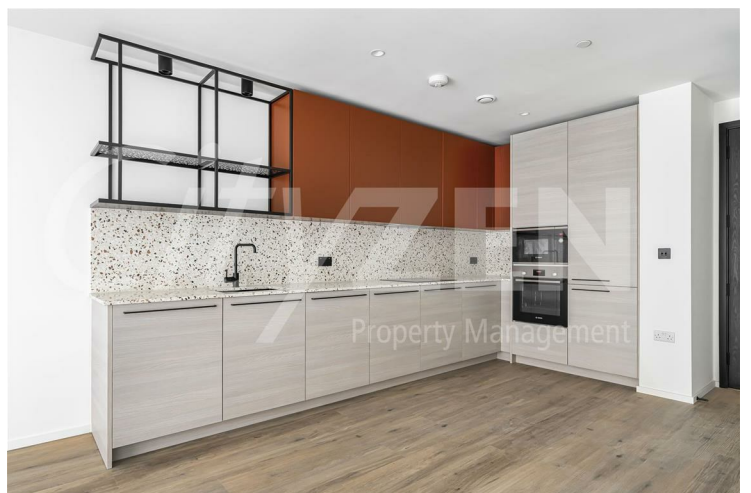
**BOWLINE HOUSE**



**RECEPTION ROOM**



**CANAL**



**KITCHEN**



## Hemlock Street, London, E14 0XW



RECEPTION ROOM



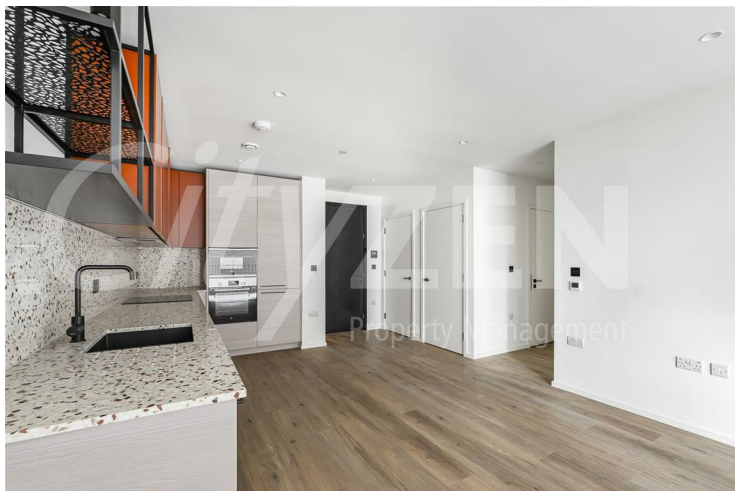
BALCONY



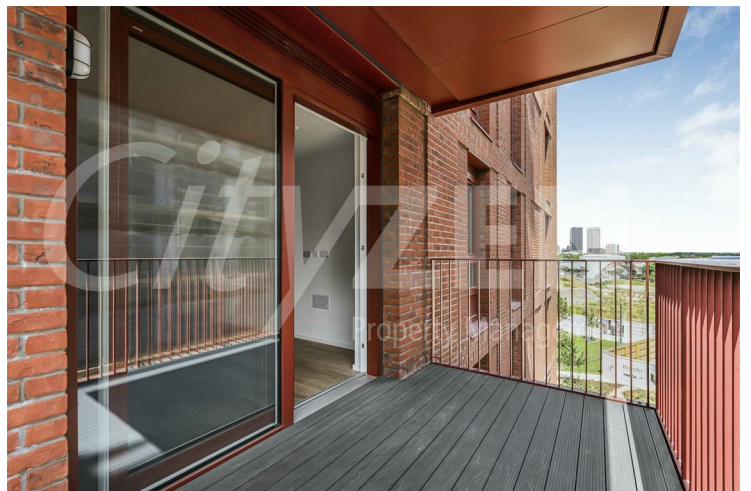
KITCHEN



BALCONY



RECEPTION ROOM



BALCONY



## Hemlock Street, London, E14 0XW



**BEDROOM**



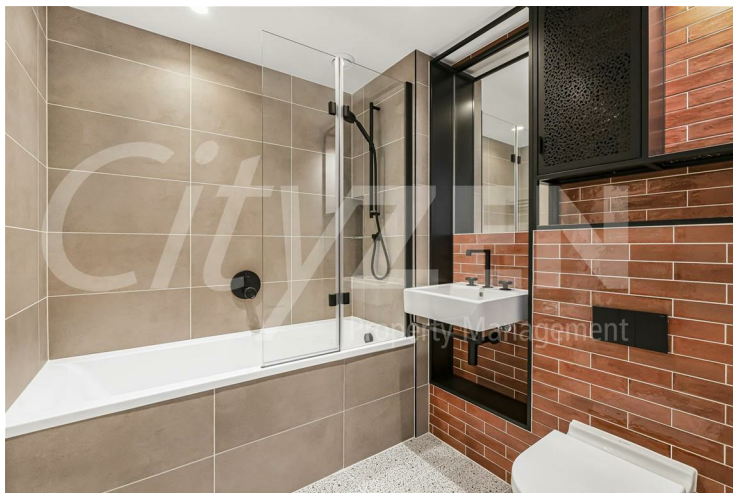
**KITCHEN**



**BEDROOM**

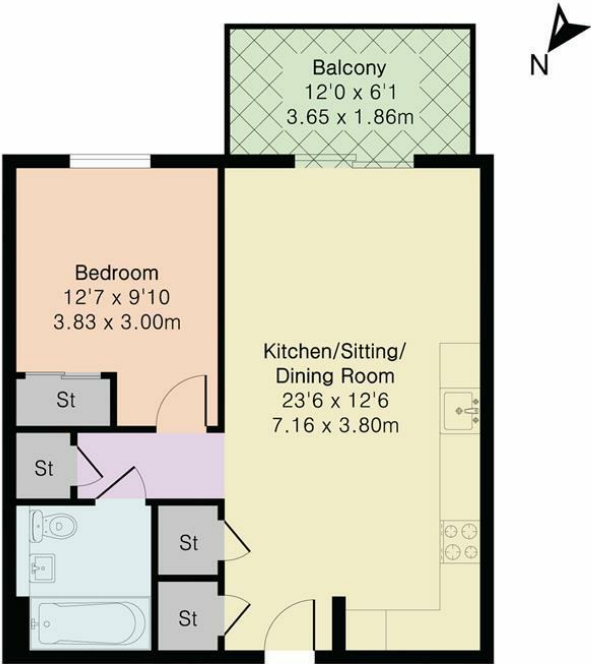


**BOWLINE HOUSE**



**BATHROOM**

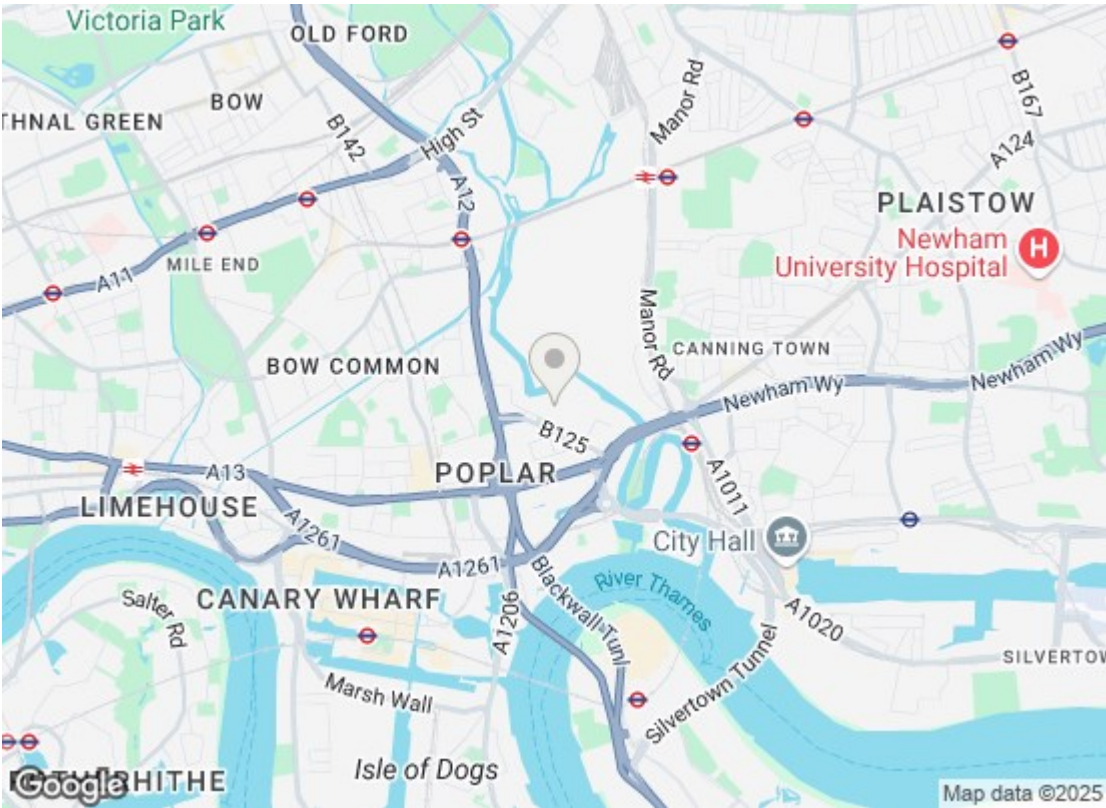
Approximate Gross Internal Area 532 sq ft - 49 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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	85	85
(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.