



Bocking Street, , London, E8 3FP

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

£600,000



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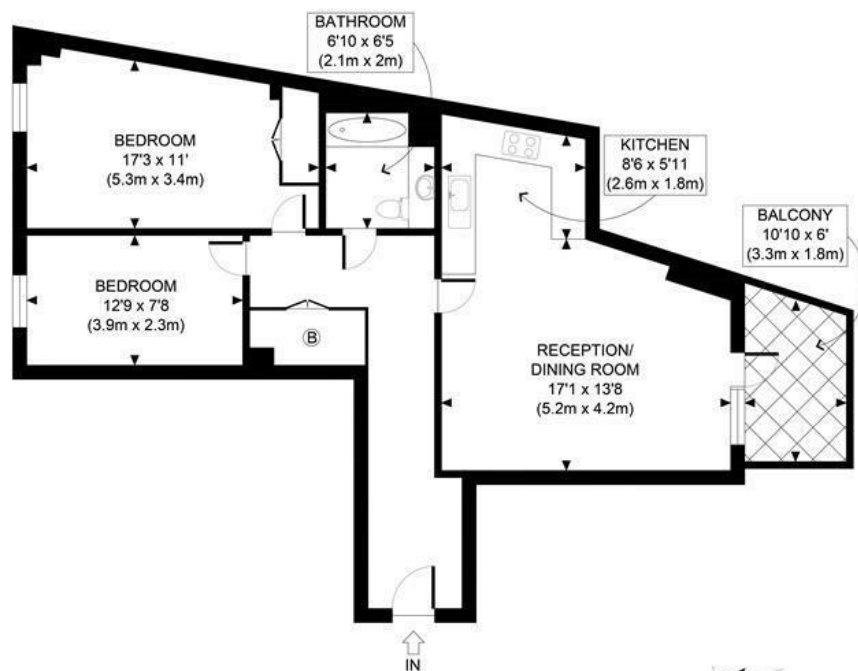
DESCRIPTION

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.





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

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.