

Bocking Street, E8



Blakestanley are proud to present this modern one bedroom, south facing apartment with balcony. On the fourth floor, this property features a spacious open plan kitchen/reception room with floor to ceiling windows creating a bright and airy living space, a good sized double bedroom and a three piece bathroom suite. The green open spaces of London Fields are on your doorstep with the vibrant Broadway Market offering its cafes, bars & restaurants just a short walk away as well as an array of other amenities on Mare Street. Numerous transport links such as London Fields Overground and Bethnal Green Underground are within walking distance putting the City and beyond within easy reach.

£500,000
Leasehold

KEY FEATURES

- Fourth floor
- Private balcony
- South facing
- Open plan living kitchen & reception
- The building has bike store
- On the doorstep of the green open space of London Fields
- Neighbouring Hackney's iconic Broadway Marker
- Holds an EWS1 Certificate

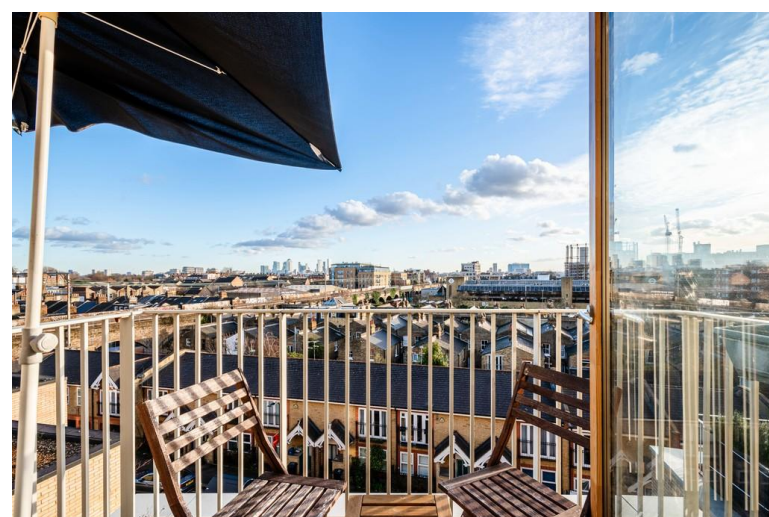
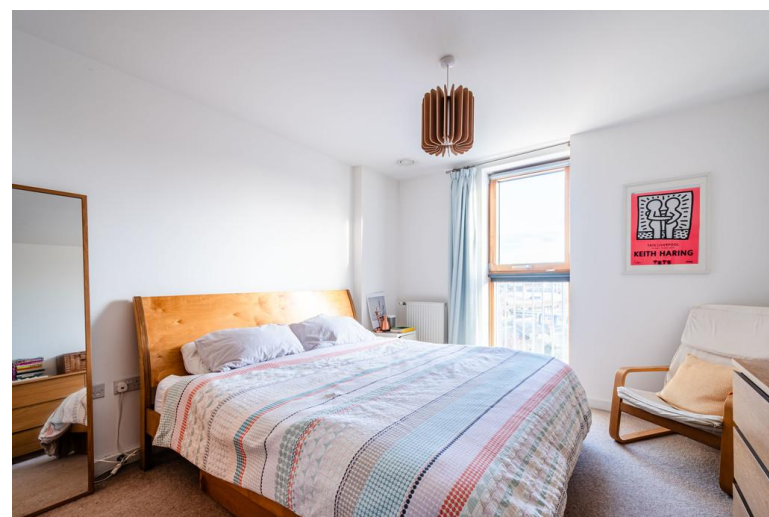
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 91 years	(Advised by Vendor)
SERVICE CHARGE:	£1,280.76 p.a.	(Advised by Vendor)
GROUND RENT:	£275.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,668.77	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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