



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

**£560 Per Week**

2 BEDROOM APARTMENT IN BOWLINE HOUSE PART OF THE SOUGHT AFTER POPLAR RIVERSIDE DEVELOPMENT

Situated on the 1st floor and comprises a spacious reception room with a fully fitted luxury kitchen and access to an East facing balcony. Both the bedrooms are good sized double with floor to ceiling windows and ample built in wardrobes to the master, off the hallway is a designer bathroom and a utility cupboard

The development offers amenities including gym, 200-meter pool, cinema, co-working spaces, residents' lounges & games room.

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

COMES FURNISHED. AVAILABLE NOW

Marketing of On-Site Amenities and Agent Indemnity.

- POPLAR RIVERSIDE DEVELOPMENT
- 2 BEDROOM FLAT
- RESIDENTS AMENITIES
- AVAILABLE FROM NOW
- ZONE 2/3
- LOCATED ON THE 1ST FLOOR
- HIGH SPECIFICATION
- CHOICE OF 3 DLR STATIONS
- SET OVER 725 SQ FEET
- OFFERED FURNISHED

## Hemlock Street, London, E14 0XW



BOWLINE HOUSE



BOWLINE HOUSE



BOWLINE HOUSE



BOWLINE HOUSE



CANAL



KITCHEN



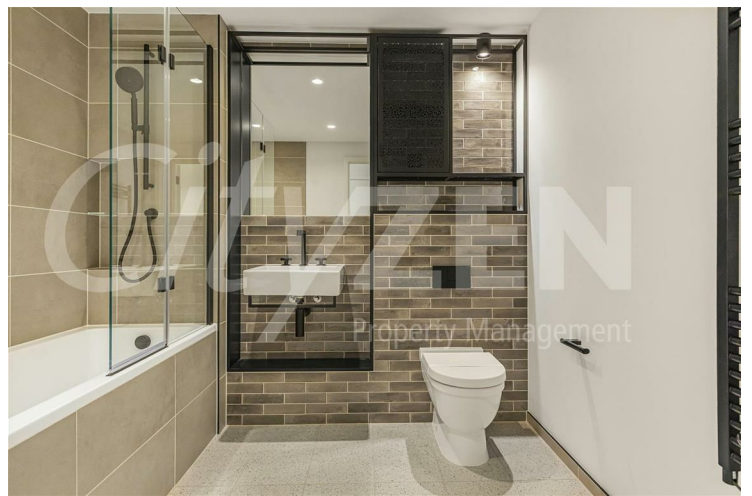
BATHROOM



KITCHEN



HALLWAY



BATHROOM



BEDROOM



HALLWAY

## Hemlock Street, London, E14 0XW



**BEDROOM**



**RECEPTION**



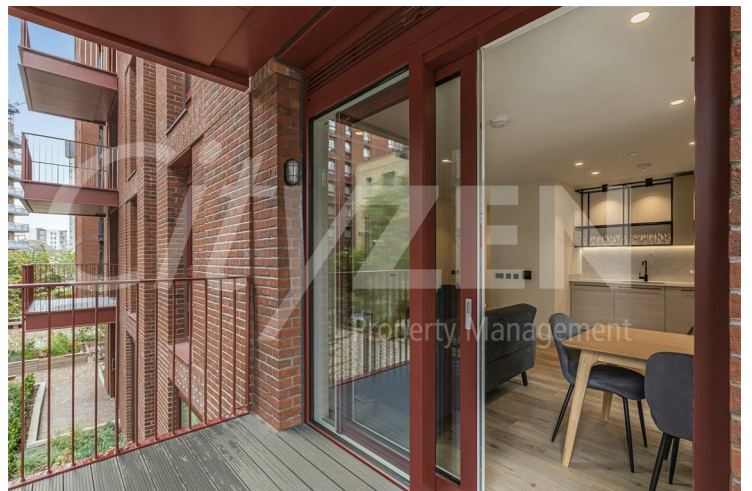
**BEDROOM**



**RECEPTION**



**RECEPTION**



**BALCONY**

## Hemlock Street, London, E14 0XW



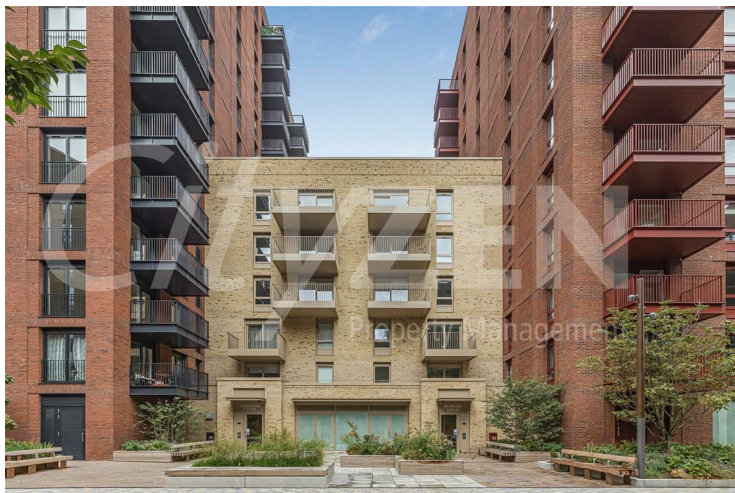
BEDROOM



BEDROOM

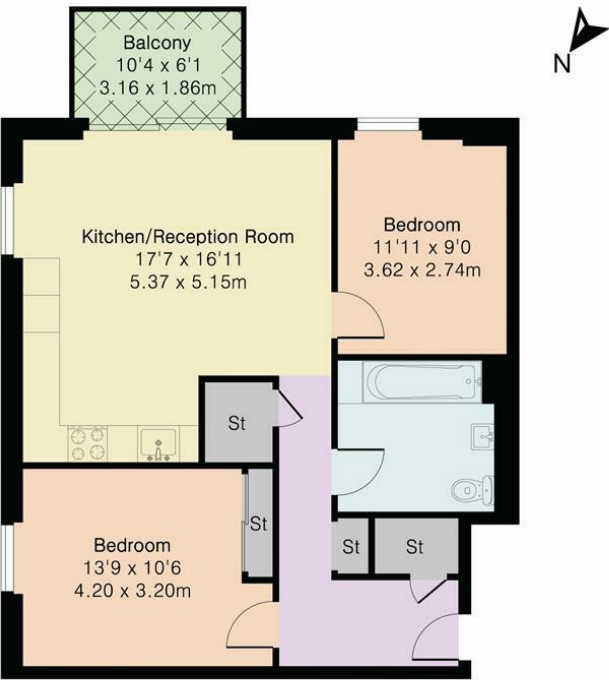


BEDROOM



ENTRANCE

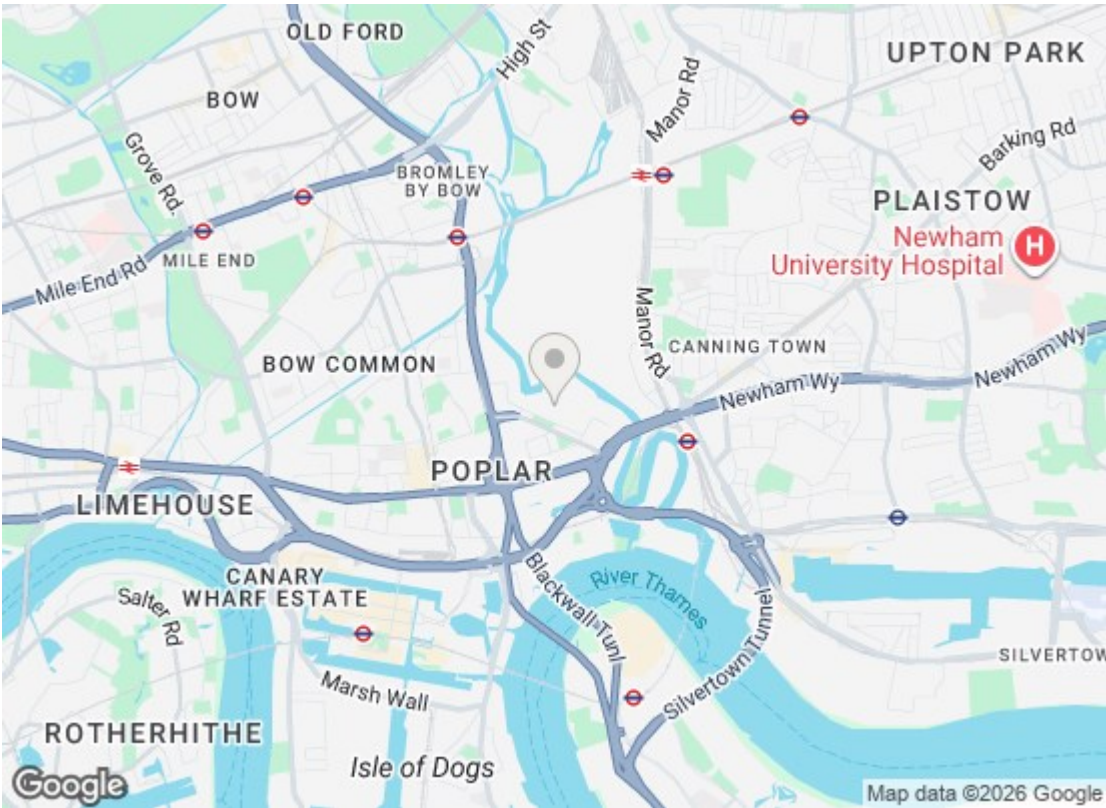
Approximate Gross Internal Area 725 sq ft - 67 sq m



First 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.