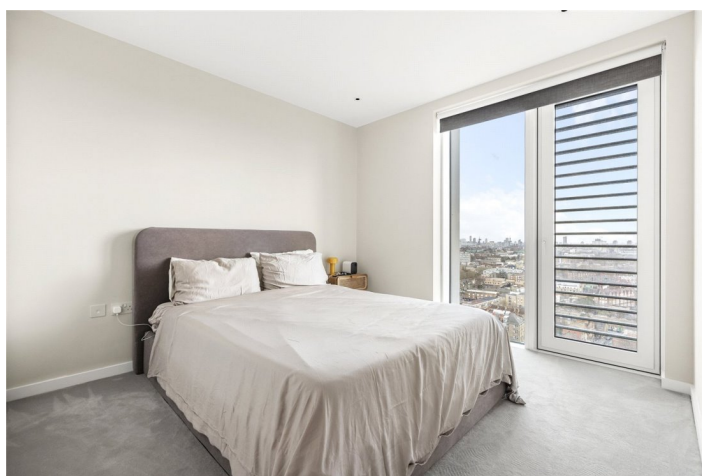




BOUCHON POINT, CENDAL CRESCENT, LONDON, E1
£675,000 LEASEHOLD

STUNNING 18TH FLOOR TWO-BEDROOM APARTMENT WITH SOUTH-EAST FACING BALCONY

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DESCRIPTION:

Set within the highly regarded Silk District development, this beautifully presented two-bedroom, two-bathroom apartment occupies the 18th floor of Bouchon Point and measures approximately 773 sq ft.

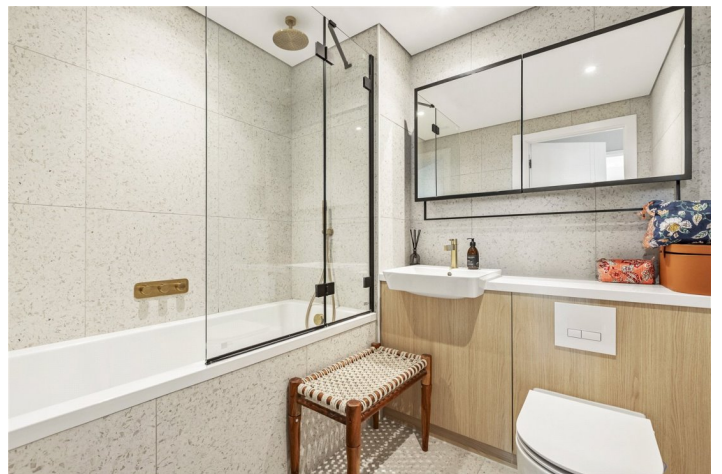
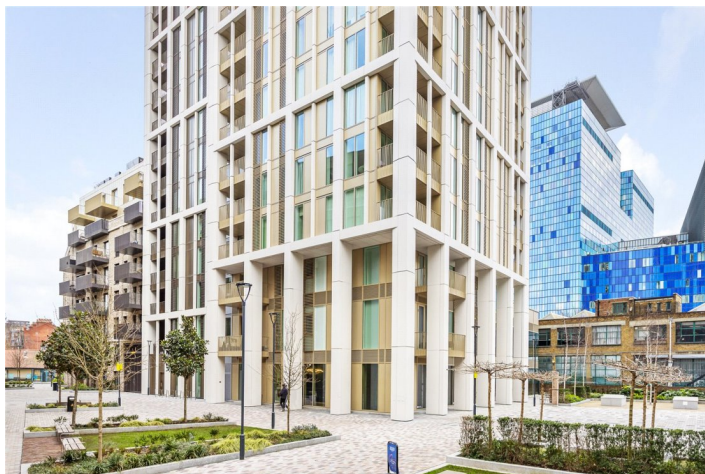
Completed in 2023, the property is presented in excellent, modern condition throughout and is offered to the market chain free. The apartment features a spacious open-plan living and kitchen area, two well-proportioned bedrooms, two contemporary bathrooms and a private south-east facing balcony, providing an attractive elevated outlook.

Residents of Bouchon Point benefit from an impressive selection of on-site amenities, including a residents' gym, private cinema, residents' lounge and 24-hour concierge service.

The property's position in Whitechapel is a particular highlight, offering excellent connectivity across London. Whitechapel Station is within very close proximity, providing access to the Elizabeth Line, District and Hammersmith & City lines, as well as the London Overground. The Elizabeth Line provides swift connections across the capital, while Shoreditch and the City are both easily accessible, making the property particularly well suited to professionals seeking convenient access to London's key employment and leisure destinations.

Combining a high-floor position, contemporary interiors, private outdoor space, excellent resident facilities and superb transport connections, this impressive apartment represents an attractive opportunity for both owner-occupiers and investors.

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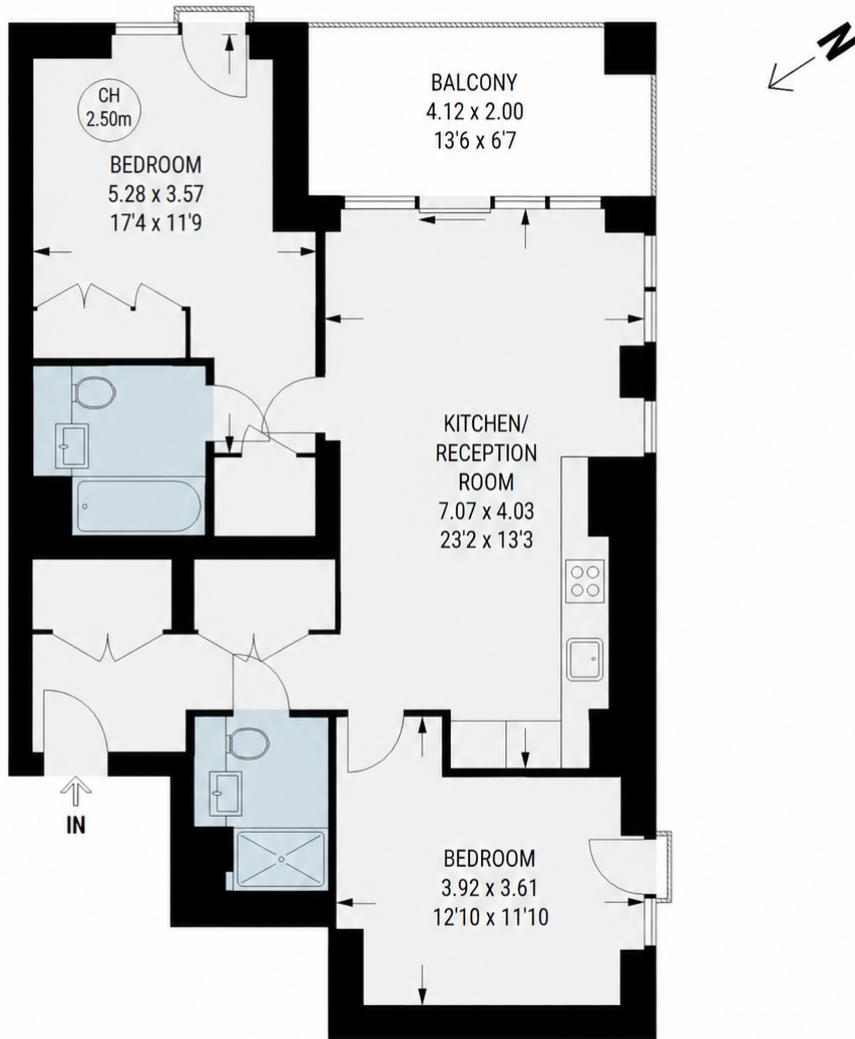


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Bouchon Point, E1

Approximate Gross Internal Area = 773 sq ft / 71.81 sq m

Key :
CH - Ceiling Height



EIGHTEENTH FLOOR

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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		

<https://www.winkworth.co.uk/sale/property/SO260212>

Tenure: Leasehold

Term: 993 year and 3 months (Subject to change)

Service Charge: £5000 per annum (approx.)

Ground Rent: £ 500 Annually (Subject to review)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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