



**WAXHAM APARTMENTS, BOCKING STREET, LONDON, E8**  
**£640,000 LEASEHOLD**

## **STUNNING TWO BED APARTMENT IN THE HEART OF LONDON FIELDS, E8**

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## DESCRIPTION:

Nestled in the heart of Hackney, this beautifully presented two-bedroom apartment within the sought-after Waxham Apartments, E8, offers a perfect blend of modern design, generous proportions and an unbeatable location.

The property features a large open plan living, dining and kitchen area, a bright and inviting space ideal for entertaining or relaxing at home. Floor-to-ceiling windows flood the room with natural light and lead directly onto a good-sized private terrace, extending the living area and providing the perfect spot for morning coffee or evening drinks.

Both bedrooms are genuine doubles, offering excellent space and versatility for sharers, couples or those working from home. The kitchen is sleek and contemporary, fully fitted with integrated appliances and ample storage, while the bathroom is finished to a high standard with modern fixtures and fittings.

Residents of Waxham Apartments benefit from a well-maintained development with lift access and secure entry. The location is exceptional, just moments from the vibrant Mare Street Market, London Fields and a wealth of cafés, bars and independent boutiques that make Hackney such a desirable place to live.

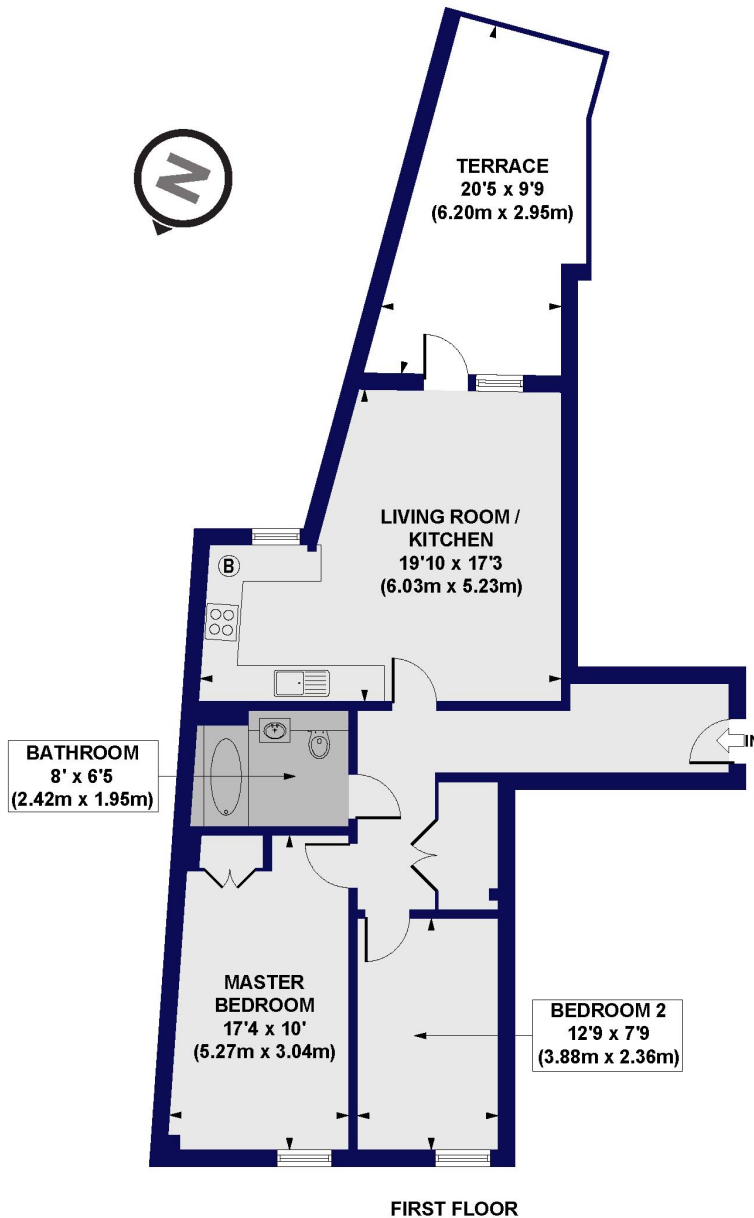
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**Waxham Apartments, Bocking Street, E8**  
 Approx. Gross Internal Floor Area 760 sq. ft / 70.59 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS253527>

**Tenure:** Leasehold

**Term:** 88 year and 10 months

**Service Charge:** £2445.74 per annum

**Ground Rent:** £ 274 Annually (subject to increase)

**Council Tax Band:** D

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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