



**Flat 304 14 Boulcott Street, London
E1 0HR
£1,400 Per month**

This spacious and stunning 2 double bedroom apartment, is on the 3rd floor of this residential development - it is well laid out with ample storage, an open plan living/dining area which has access to the private balcony and is also open plan to the fully integrated white gloss kitchen which has a Bosch single oven and Bosch gas hob, washer/dryer, dishwasher and fridge freezer. Hot water and heating are supplied by an individually wall mounted gas boiler.

Flooring is fitted throughout, a mix of wood laminate, porcelain tiles or carpet.

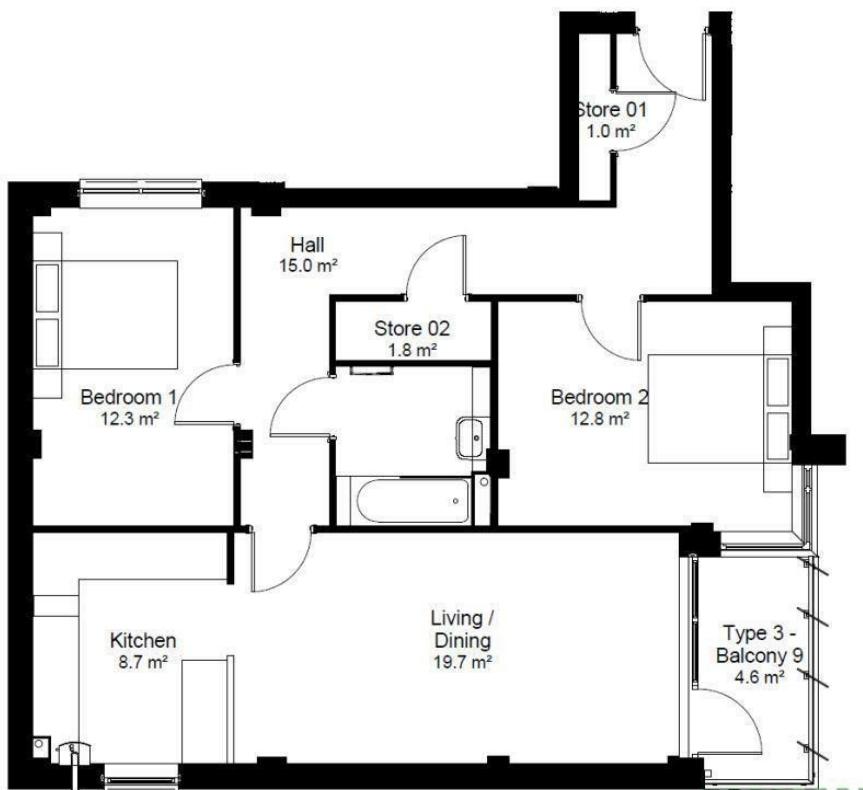
Residents will also have the benefit of a private roof garden is located on the 6th floor.

Boulcott Street is a quiet cul-de-sac running off Commercial Road, located within a few minutes of Limehouse DLR Station and National Railway Station. There is an abundance of local supermarkets, as well as a superb coffee shop Husk opposite Limehouse Station. The area has grown into one of London's most popular up and coming spots located between London's two financial districts; The City and Canary Wharf.

The property is also fitted with a furniture pack - as required.

PLEASE CALL or EMAIL TO MAKE YOUR BOOKING - property@williamtheakston.com





Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		England & Wales	England & Wales