



**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.

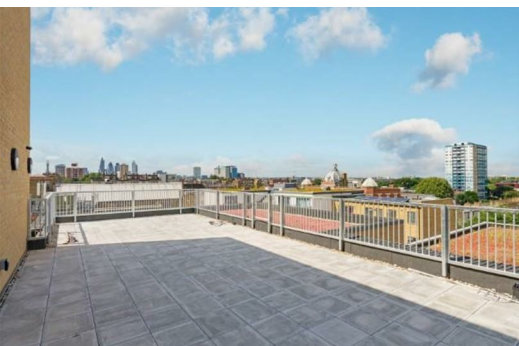
Flooring is fitted throughout, a mix of wood laminate, porcelain tiles or carpet.

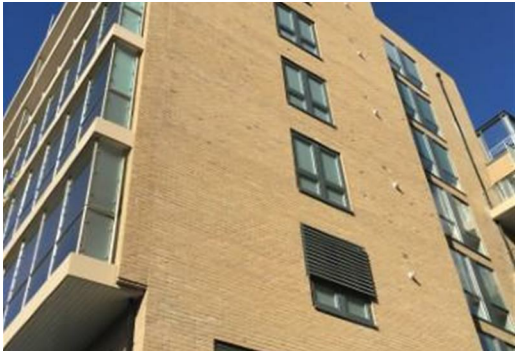
Residents will also have the benefit of a private roof garden is located on the 6th floor.

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](mailto:property@williamtheakston.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	