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# Bouchon Point, London, E1





# Bouchon Point

## 7 Cendal Crescent

£3,000 pcm

WN Properties are proud to offer for long term rent a spectacular two bedroom, two bathroom apartment, nestled on the 9th floor of the prestigious Bouchon Point residency in the sought after Silk District of Whitechapel. This modern oasis in the heart of London offers luxurious amenities and convenience. Offering stunning panoramic views of the London skyline through floor-to-ceiling windows the spacious living area is bathed in natural light, creating a warm atmosphere. The comprehensive furniture package is of an exceptional standard and the wealth of built-in and fitted wardrobe options allow for flexible and comprehensive storage solutions. Both bathroom's are impeccably designed, showcasing contemporary fixtures and finishes for ultimate comfort. The flat is equipped with state-of-the-art amenities that cater to your every need. Residents of Bouchon Point enjoy access to a fully-equipped fitness centre, ideal for maintaining an active lifestyle. For those who enjoy entertaining, there's a stylish communal lounge where you can host gatherings or simply relax with fellow residents. The landscaped rooftop terrace offers breathtaking views of the city and is an ideal spot for al fresco dining or a quiet moment of reflection. The building also offers 24-hour concierge service, ensuring your safety and convenience at all times. Availability from early February 2025, EPC B.





### Communal Entrance

Fob activated secure communal entrance door to lobby, with lift or stairs to 9th floor.

### Entrance Hall

Double doors to built-in utility/communications cupboard housing washer/dryer. Further double doors to built-in cloaks/storage cupboard.

### Lounge/Diner/Kitchen

*23' 0" to front of kitchen units x 14' 5" (7.01m x 4.39m)*

Kitchen appliances to include; four ring induction hob, single electric oven with further microwave oven over, integrated fridge/freezer and dishwasher. Access to;

### Private Balcony

With panoramic views over rooftops toward Canary Wharf and East London. Exterior lighting.

### Bedroom 1

*14' 5" to rear of wardrobe, plus door recess x 11' 7" (4.39m x 3.53m)*

Built-in storage cupboard plus fitted wardrobe. Access to;

### En-suite Bathroom

*7' 2" x 6' 9" (2.18m x 2.06m)*

Beautifully fitted white suite with contemporary fittings.

### Bedroom 2

*14' 1" x 11' 5" plus door recess (4.29m x 3.48m)*

### Shower Room

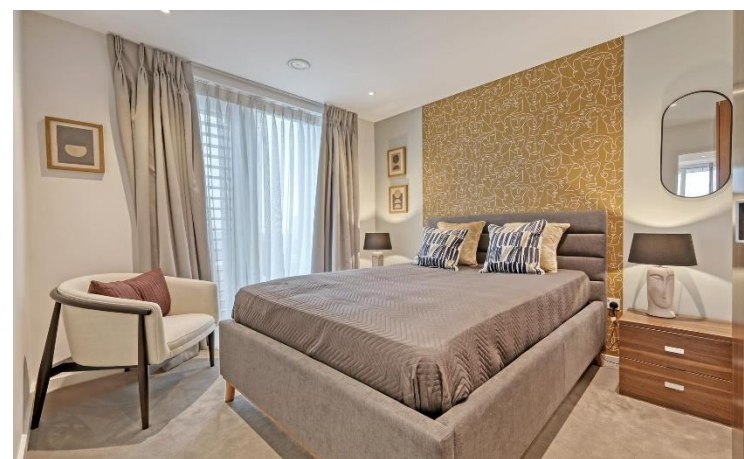
*7' 2" x 5' 7" (2.18m x 1.70m)*

Beautifully fitted white suite with contemporary fittings.


### Residents Communal Facilities

Access to residents roof-top garden. Further communal facilities to adjacent block include lounge, gym, cinema room and adjacent dining/kitchen area. 24 hour concierge facility in Jacquard Point.

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Ninth Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



Total area: approx. 70.2 sq. metres (755.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Bouchon Point**

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.