



Bocking Street, E8

£800,000 Freehold

2 Bedroom House

836 sq ft (approx)

Key Features

- Modern upside-down house
- Vaulted beamed ceilings
- Private patio garden
- Juliette balcony
- Off-street parking space
- Vacant possession

Property Description

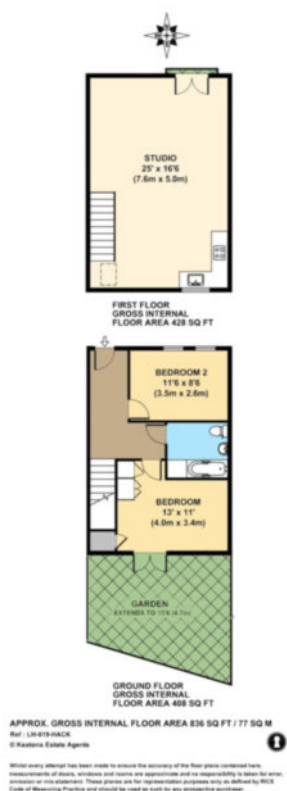
Enviably appointed in this peaceful one-way street, in the heart of London Fields, is this unique modern house, seconds from the leafy green spaces of London Fields Park. Beautifully proportioned offering up-side down living, with accommodation arranged over two floors and bathed in natural light. Composed of an inviting reception hall, two double bedrooms (one with fitted wardrobes), a modern bathroom and access to a private rear courtyard garden. On the first floor is a fantastic open plan fitted kitchen

leading to a living/entertaining space with a double height vaulted ceiling, exposed beams and double doors opening to a Juliette balcony. Further benefitting from a private off-street parking space. A host of transport links including London Fields overground station and Bethnal Green Central Line station.

Further Material Information available, please request from relevant branch.



Floorplan



Council Tax Band: D

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hackney Office

336 Mare Street, Hackney, London, E8 1HA
020 8525 7788 hackney@keatons.com



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.