



Cendal Crescent, Whitechapel, E1

Asking Price: £680,000

 Benham
& Reeves

Cendal Crescent, Whitechapel, E1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stunning purpose-built apartment spans an impressive 820 square feet, offering generous living space throughout. Designed with elegance and functionality in mind, the apartment features a spacious, open-plan kitchen with a sleek dining area, a generously sized living room, and two bright, modern bedrooms, each complemented by a stylish bathroom. The flat also features a south-west facing balcony.

The interiors at The Bouchon are crafted with impeccable attention to detail, featuring brushed gold brassware, a sophisticated light and dark colour palette, and contemporary appliances, which create a timeless and luxurious living environment.

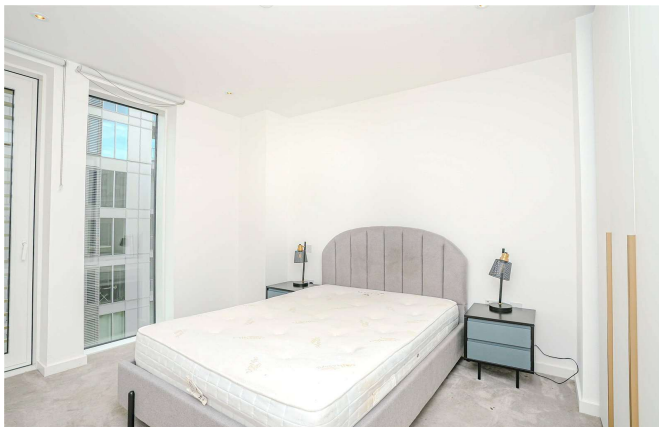
Residents of the Silk District enjoy exclusive amenities, including landscaped gardens, a state-of-the-art gym, a private cinema room, and a dedicated concierge service, all supported by centralised security, CCTV, and a convenient video entry system. The development's green spaces and iconic architecture offer a peaceful retreat amidst the city's energy. Perfectly positioned between two of London's major financial hubs, The City and Canary Wharf, the Silk District offers unparalleled convenience. Just 0.3 miles away from Whitechapel Station, residents enjoy quick access to London's financial and tech centres, making this apartment ideal for both relaxation and vibrant city living.



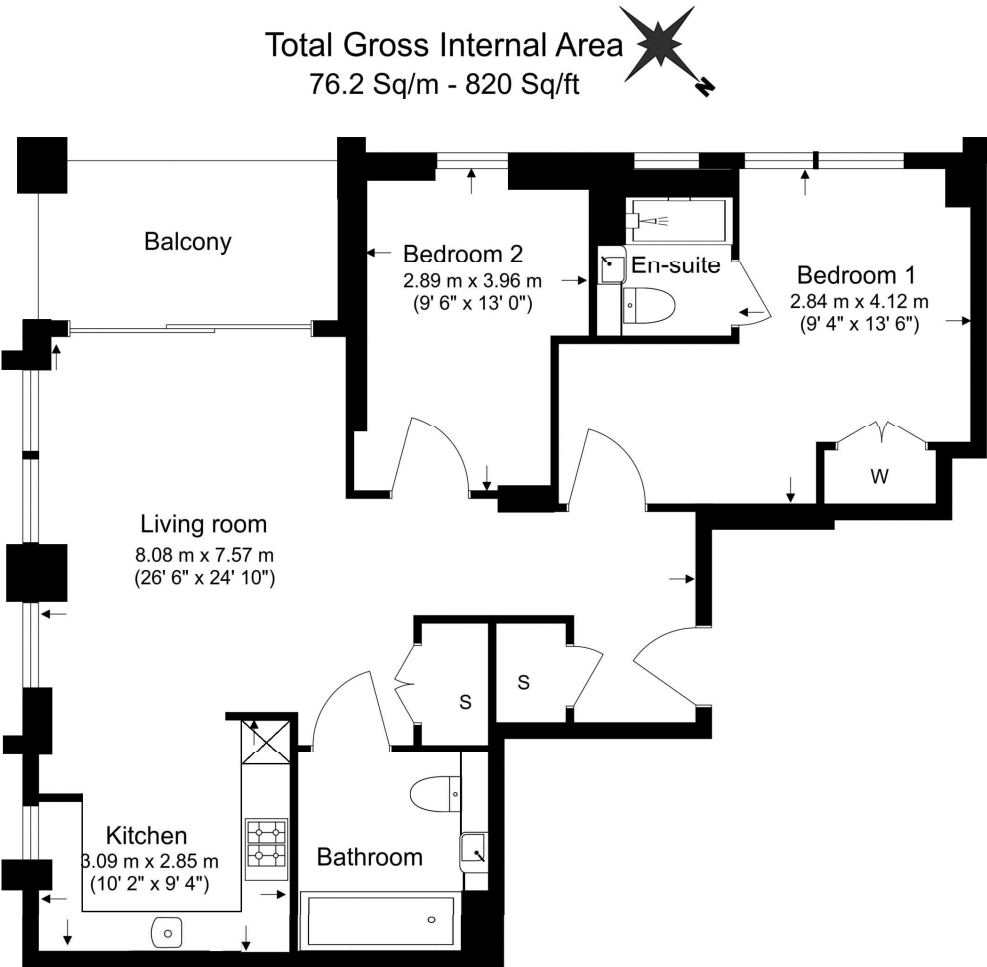


Property Features:

- Two Bedrooms
- Two Bathrooms
- South-West Facing Private Balcony
- Concierge
- Gym
- Floor-to-ceiling windows
- Modern open-plan kitchen



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£680,000
Tenure:	Leasehold Expires 31/10/2022 Approximately 997 Years Remaining
Ground Rent:	£475.00 (per annum) 2025
Service Charge:	£4,348.00 (per annum) 2025
Anticipated Rent:	£2,200.00 pcm Approx. 3.9% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240316

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