



PRICE GUIDE

**£260,000**

**Boulcott Street**

London, E1 0HR

Guide price £260,000- £275,000

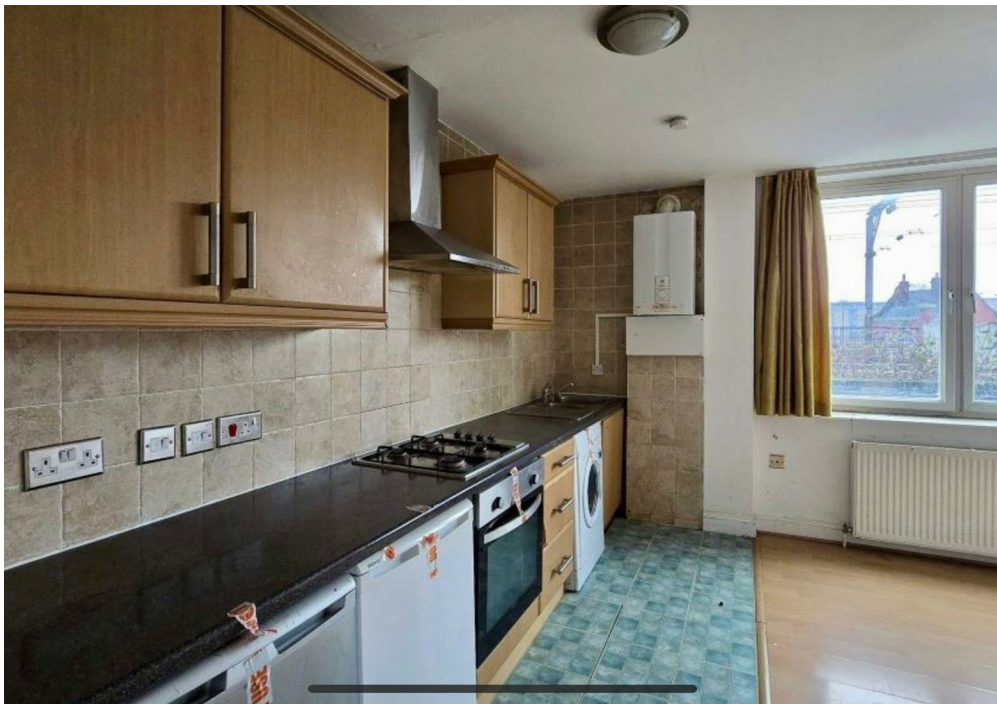
The apartment comprises a bright open-plan living room and modern kitchen, a generously sized double bedroom, and a stylish family bathroom. It benefits from wooden flooring throughout and full double glazing. This home is ideal for first-time buyers seeking a quick and easy commute. Both the City and Canary Wharf can be reached in under 10 minutes via the DLR, making it a perfect base for working in central London.

Transport connections are excellent. Limehouse DLR and C2C rail services are just 0.1 miles away, with direct routes to Bank in 5 minutes, Canary Wharf in 3 minutes, and London City Airport in 15 minutes. C2C trains offer a direct connection to Fenchurch Street in just 5 minutes. A nearby bus stop-less than a minute's walk-provides regular services to Aldgate, Trafalgar Square, and Old Street.

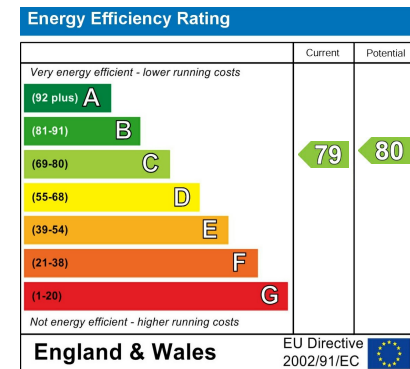
The location also offers great lifestyle options, with Spitalfields Market and Shoreditch both within walking distance, providing a vibrant mix of dining, shopping, and entertainment.

This is a fantastic opportunity to secure a well-located apartment with excellent transport links and local amenities.

Viewings are highly recommended. Vendor is in process of extending lease to 170 years. Ideal for first time buyers or investors







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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