

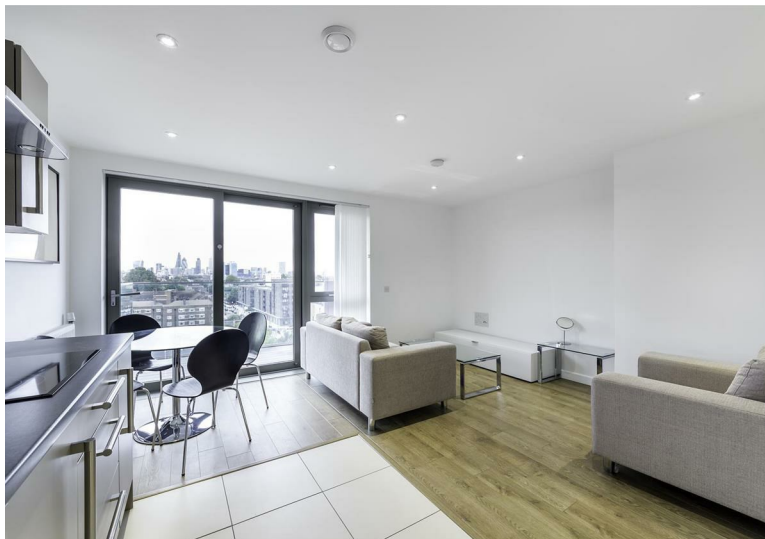


**806 Bootmakers Court
London, E1 4GJ
£1,950 PCM**

Set on the eighth floor of the popular Bootmakers Court development, this bright apartment boasts impressive City views and a spacious west-facing balcony—perfect for enjoying the afternoon sun and evening skyline.

Floor-to-ceiling windows flood the reception room with natural light, creating an inviting space to relax or entertain. The bedroom features a built-in wardrobe, while a separate utility cupboard provides valuable additional storage.

Ideally positioned for transport and university access, Bootmakers Court is approximately a 10-minute walk from Mile End Underground Station, eight minutes from Limehouse DLR and 10 minutes from Queen Mary University of London.

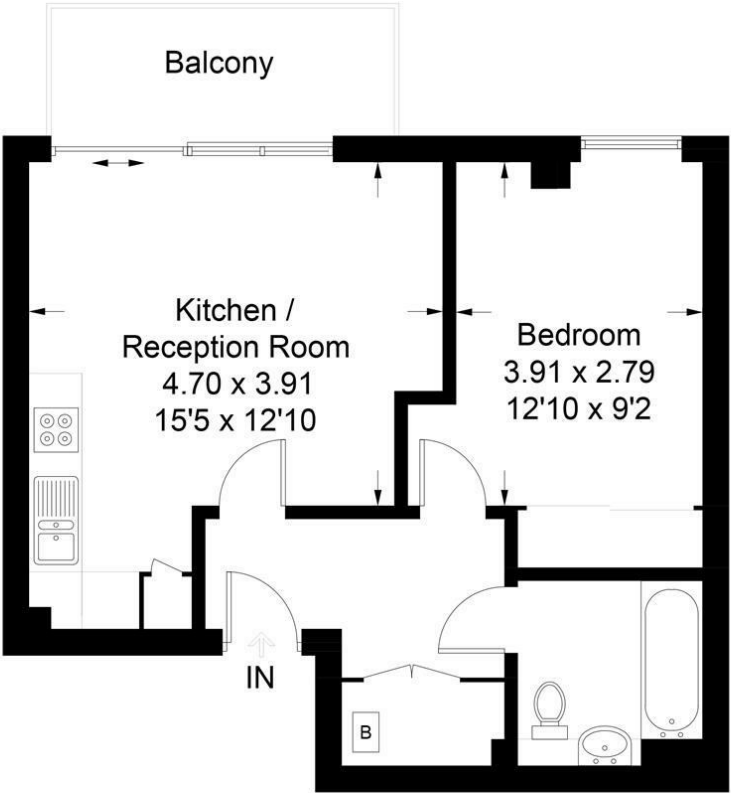






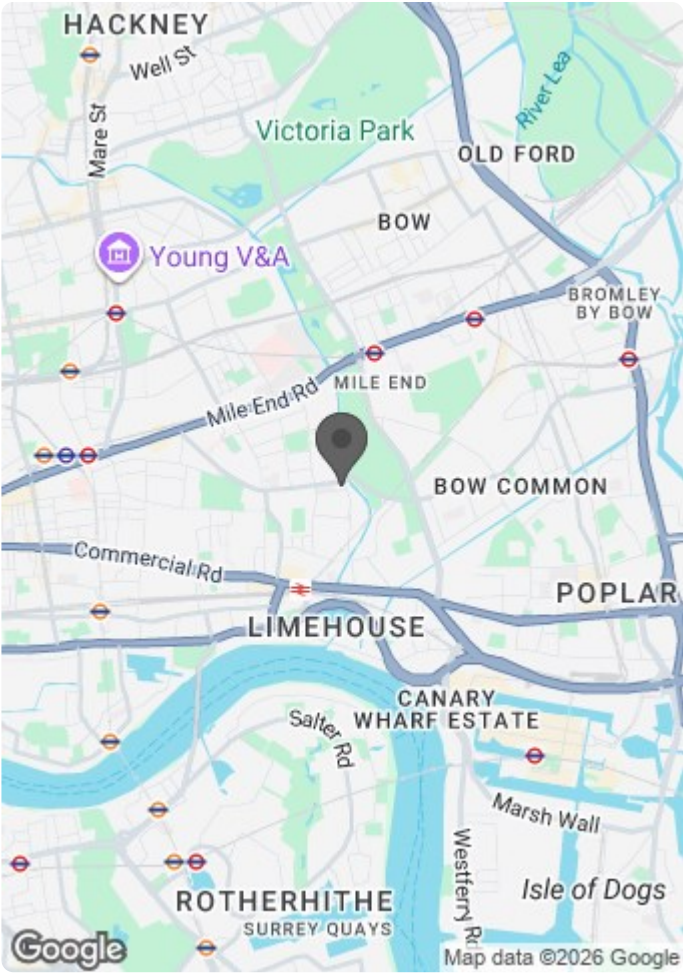
Bootmakers Court, E1

Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



Eighth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID604509)



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

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		