

Franklyn James



Commercial Road

, London, E14 7HS

Guide Price £725,000

CHAIN FREE - Offered to the market with no onward chain, Franklyn James is proud to present this stunning third floor apartment. Perfect for hosting and family-life alike, the home boasts over 1,100 sq. ft. of light-filled internal living space, as well as a uniquely large private landscaped terrace with external storage. The beautiful outdoor dining area overlooks Limehouse marina with views of the Thames and Canary Wharf.

At the heart of the home is a new spacious kitchen with high-end appliances and fixtures (Caeserstone countertops, Boutique Stone tiles and a 60-bottle wine fridge to name a few), with a designated laundry/utility space featuring new Eco Samsung washer and dryer. The kitchen overlooks a dual-aspect living room with large windows and an abundance of light and views.

The accommodating layout also boasts a master bedroom with ensuite, two further double bedrooms and a spacious family bathroom. Both bathrooms were recently redone and feature Boutique Stone tiles, Vitra cabinets and Grohe/Vitra fittings, as well as a new boiler with a 10 year warranty. A designers eye has ensured meticulous detail throughout.

Offered as a share of a freehold, the building features a lobby, lift and phone entry system. The home also has a designated parking space and garage storage for bikes.

Wonderful parks, pubs and restaurants are abundant in the area with easy access to Bethnal Green, Mile End, Victoria Park, Shoreditch and Hackney. The home also has incredible transport links. A bus stop on the doorstep, 3 min walk to

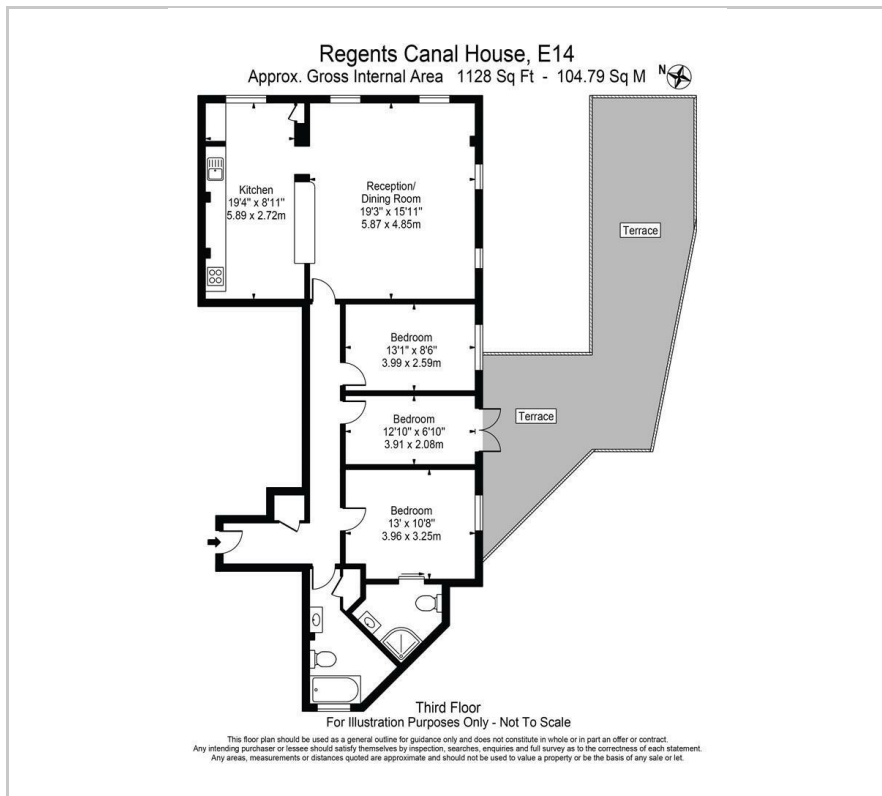
- Three double bedrooms
- Two bathrooms, including en-suite
- Over 1,100 SqFt
- Share of Freehold
- Secure Underground Parking
- Large private roof terrace with Limehouse Marina & Canary Wharf Views
- Fully refurbished to a high standard throughout
- New Boiler with 10 Year Warranty
- New flooring, countertops, bathroom, kitchen, utility space & appliances
- Chain-Free

Viewing

Please contact our Limehouse Sales Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.



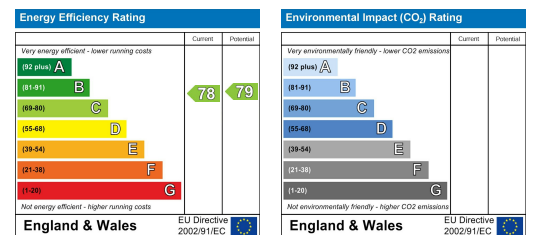
Floor Plan



Area Map



Energy Efficiency Graph



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