

# Franklyn James



## Branch Road

Limehouse, London, E14 7JT

Asking Price £475,000

This beautiful and sunny one bedroom apartment is situated in a sought-after development adjacent to Limehouse Marina. The property has been carefully refurbished throughout and boasts a spacious reception room that opens up to a private balcony with stunning views of the marina, a fully equipped modern kitchen, a comfortable double bedroom with ample storage space, a recently updated modern shower room, and a secure allocated parking space.

Residents of Medland House can also enjoy the convenience of a 24-hour concierge service and the proximity of Limehouse DLR station, which is only a few seconds away. The development is well maintained throughout and Option for Hyperoptic fibre broadband is available.

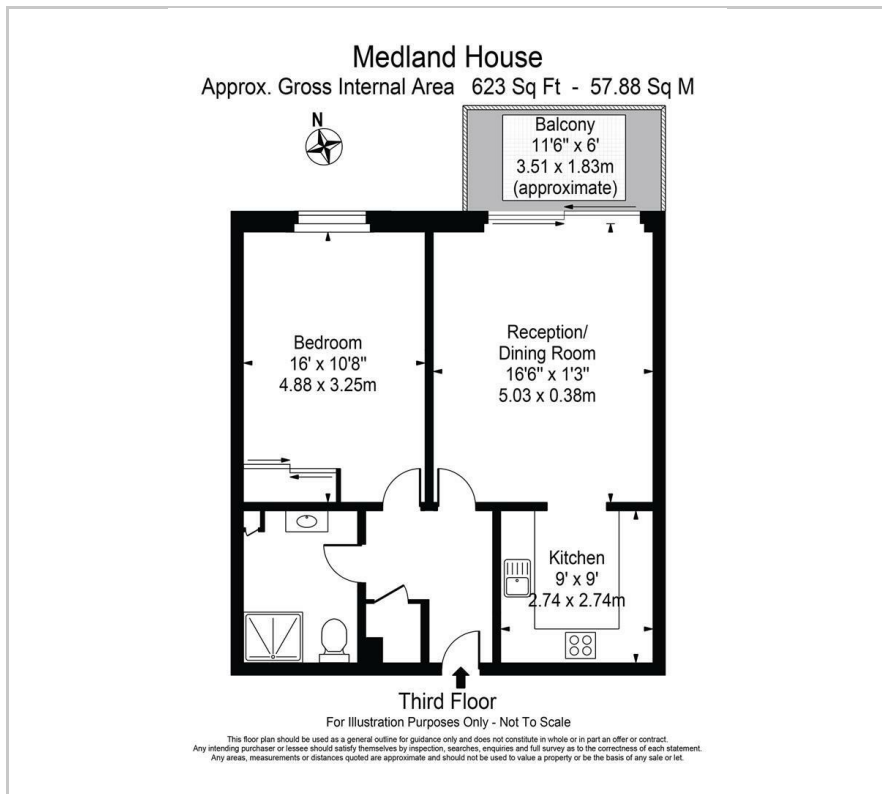
- Spacious one bedroom apartment situated on the 3rd floor
- Refurbished throughout
- Modern kitchen with integrated appliances
- Large balcony with views over the marina
- Secure, underground parking
- Short walk to Limehouse DLR
- Option to include furniture in purchase.
- Well maintained development
- EWS1 compliant
- Chain free

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





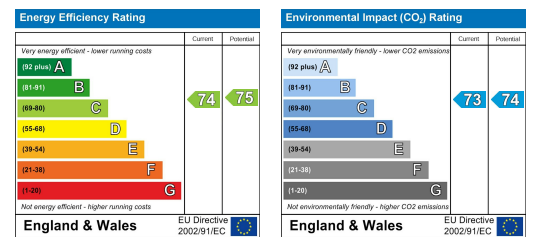
# Floor Plan



# Area Map



# Energy Efficiency Graph



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