## Franklyn James



## **Branch Road**

View

Limehouse, London, E14 7JY

## Offers In Excess O©£345.000

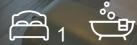
999 YEAR LEASE - CHAIN FREE- Presented in an immaculate condition is this spacious, one bedroom apartment, situated in Berglen Court, adjacent to Limehouse Marina, The property comprises of a large open-plan reception room, with a spacious fully fitted kitchen and access to a private balcony, double bedroom with floor to ceiling windows and built-in wardrobe, modern bathroom suite and ample storage space. The property is chain free and offered with a share of freehold.

The apartment benefits from a concierge service, communal gardens with beautiful views of the marina and Canary Wharf and a gated, allocated parking space. Berglen Court is a private residential community and is just moments from the infamous Narrow Street, offering a selection of restaurants and bars. Limehouse DLR station is next door, connecting you to the City and Canary Wharf with ease.

One bedroom apartment

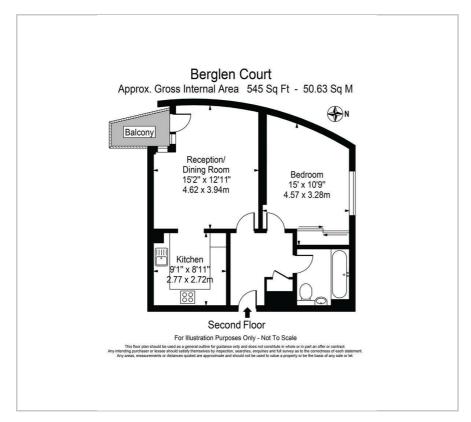
- Private balcony
- Large kitchen
- Plenty of built in storage
- Concierge and communal gardens
- Secure underground parking
- Short walk to Limehouse DLR station
- Moments away from charming Narrow Street
- Share of freehold and zero ground rent
- Easy access to The City and Canary Wharf

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



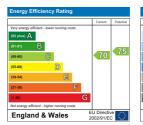


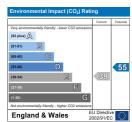
Floor Plan Area Map





## **Energy Efficiency Graph**













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.