

# Franklyn James



## 547 Reservoir Studios

Wapping, London, E1W 3EW

Offers In The Region Of £755,000

Manhattan-style apartment offering over 1500 sq ft of fantastic living space, which can be arranged into a one, two, three or even four bedroom apartment. Offered to the market with no onward chain, this is a stunning, duplex apartment in the heart of East London. Accommodation comprises main gated entrance, entrance hall, spacious reception room with enough space for an American pool table, dining area with access onto balcony, modern kitchen and downstairs bathroom. On the first floor there is a snug area with balcony, four double bedrooms and main bathroom. Reservoir Studios is ideally located very close to Limehouse DLR station which provides excellent links into the City and Canary Wharf. Further benefits include allocated parking and the property can be offered with or without tenants. Subject to planning permission there is the opportunity to split the flat in to two separate 1000sq ft flats as each floor also has its own access, by simply adding a kitchen to the upper floor and removing the current stairs. The apartment would make a unique purchase for any private or investment buyer. Call to arrange your viewing. What the vendor says: "The flat was my home when I was working in London. I used it as a very large bachelor pad with home gym, American pool area, cinema area, study and 2 bedrooms. I later rented it out as a 4 bedroom apartment after moving out of London, and it has since provided me with a very good rental income. The time has now come, however, to sell the apartment as other opportunities are on the horizon."

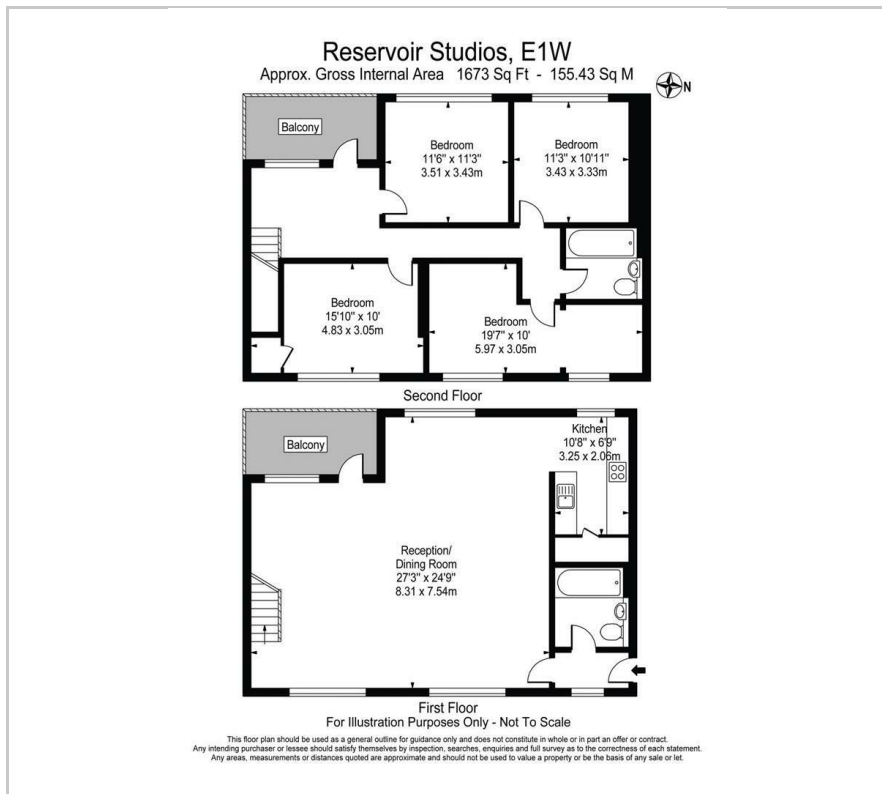
- Four double bedrooms
- Two balconies
- Allocated parking
- Two bathrooms
- Gated development
- No onward chain

Viewing

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



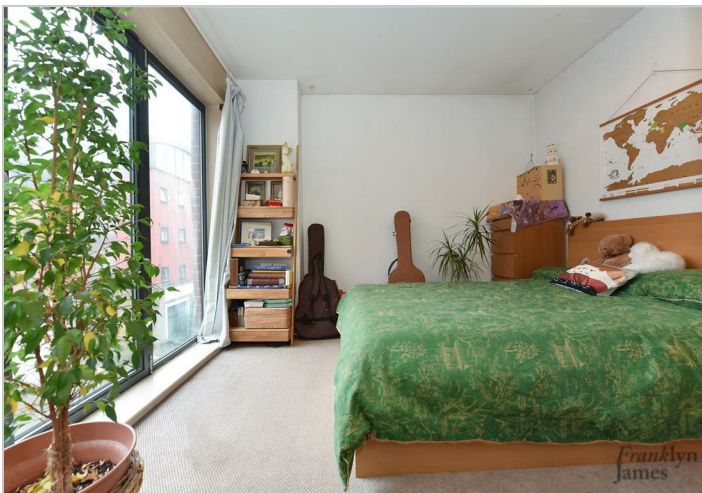
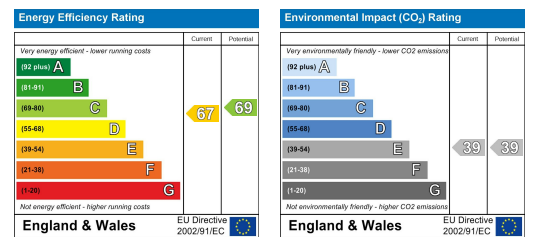
# Floor Plan



# Area Map



# Energy Efficiency Graph



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