

# Franklyn James



## Epstein Square

, London, E14 6FX

£425,000

Set within the prestigious New Festival Quarter at Felix Point, this is a modern and spacious two-bedroom, one-bathroom apartment. The bright open-plan reception seamlessly transitions into a dedicated dining area, leading to a contemporary kitchen fully equipped with integrated appliances. Both the reception and kitchen areas are beautifully enhanced by dark wooden flooring adding warmth and character to the space. From the spacious reception, the private balcony provides a beautiful view which is perfect for relaxing. Beyond the kitchen is a bright tiled bathroom that adds a fresh and modern touch to the apartment's overall design.

Residents of this sought-after development enjoy premium amenities, including a 24-hour concierge, a private gym, a communal roof terrace, underground parking space and beautifully maintained garden. The convenience of nearby amenities adds to the property's appeal.

Located within walking distance of both Westferry and Langdon Park DLR stations, the development offers easy access to Canary Wharf station, the City, the Elizabeth and Jubilee Line as well as Westfield Shopping Centre.

- Walking distance to Canary Wharf Jubilee and Elizabeth line stations
- Spacious two bedroom apartment
- One bathroom
- Modern Kitchen
- 24 Hour Concierge
- Residents Gym
- Private balcony
- Communal roof terrace
- Walking distance to Westferry and Langdon Park DLR Stations.
- Underground private parking space

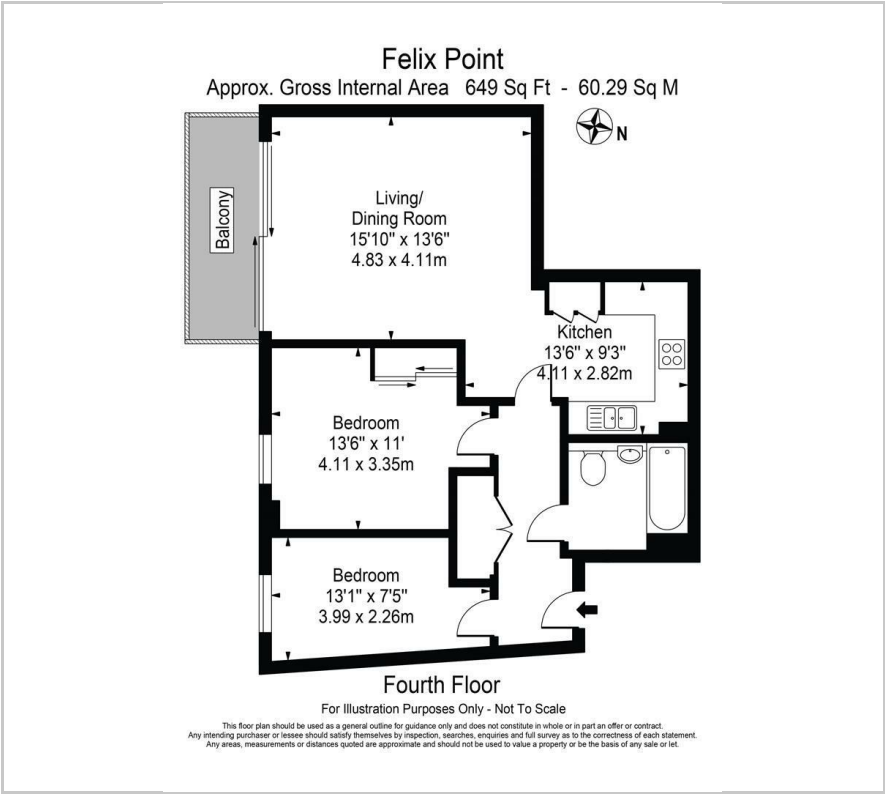
### Viewing

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

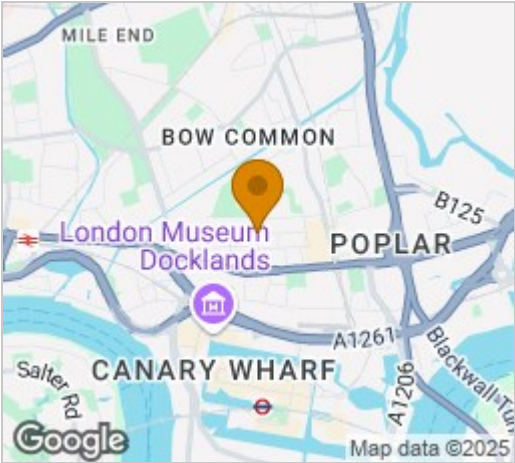




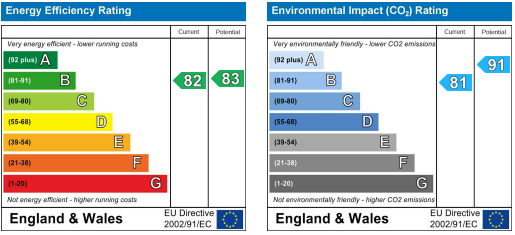
Floor Plan



Area Map



Energy Efficiency Graph



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