

# Franklyn James



## Branch Road

, London, E14 7JT

£575,000

This 2-bedroom 2-bathroom apartment in Medland House offers a highly desirable combination of modern living, prime location, and stunning views over the Limehouse Basin. The newly refurbished residence, spanning 785 sqft, provides a spacious and airy environment, featuring two generously sized double bedrooms, an open-plan living and dining area, and a marina-facing balcony accessible through sliding patio doors. The apartment also includes a new high-spec kitchen fitted with Bosch appliances, a family bathroom, and a contemporary ensuite bathroom in the master bedroom.

Constructed by Bellway in 1998, Medland House is a well-regarded development with the benefit of a 24-hour on-site porter for security. The apartment also comes with a secure underground parking space, adding to the convenience and peace of mind.

In terms of transport, Limehouse DLR station is nearby, providing easy access to central London destinations like Bank and Canary Wharf, both reachable in under 10 minutes. The C2C line offers additional connections to Fenchurch Street and Essex. Nearby Narrow Street offers a charming riverside walk to Canary Wharf, with local pubs and restaurants, including Gordon Ramsay's The Narrow and the historic Grapes pub, offering stunning views of the River Thames.

- Two bedrooms
- Lift access
- Private balcony facing Limehouse marina
- 24/7 concierge
- 787 sq ft
- Underground secure parking
- EWS1 compliant
- Excellent transport links, on the doorstep of Limehouse DLR
- Residents private waterside garden
- 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.



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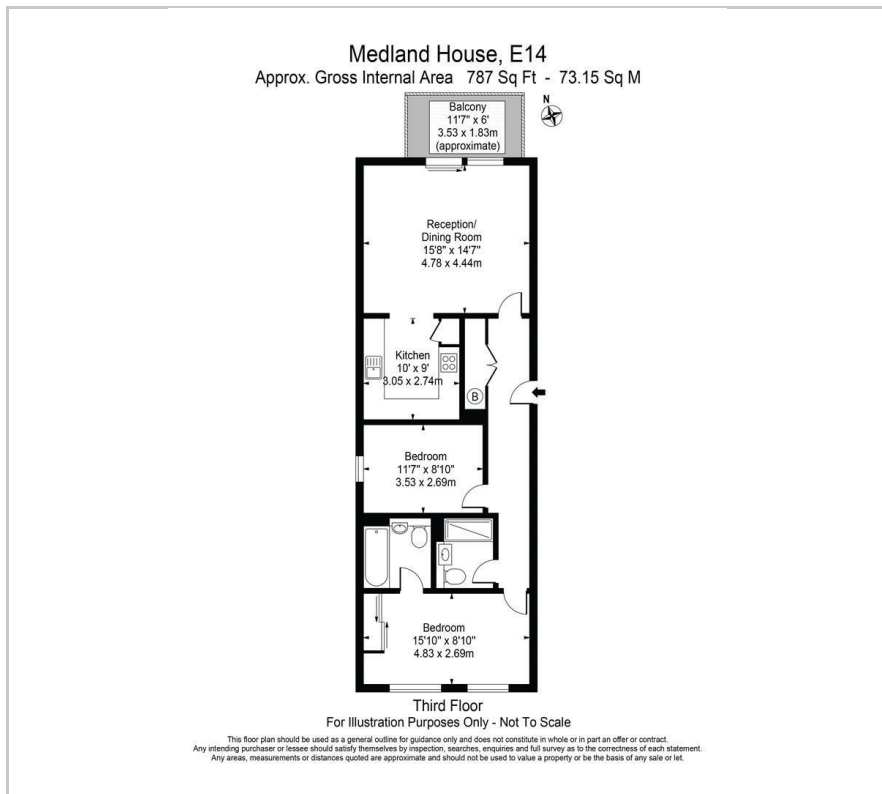
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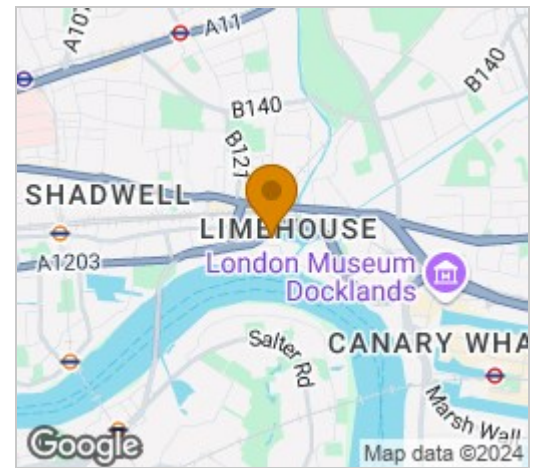
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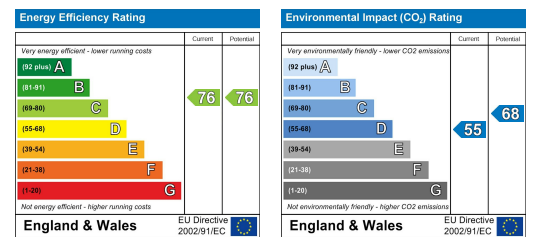
# Floor Plan



# Area Map



# Energy Efficiency Graph



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