

# Franklyn James



Boathouse Apartments, Cotall Street, E14 6TL

£2,400 Per Calendar Month





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**£2,400 Per Calendar Month**

A beautifully presented two bedroom apartment set within the sought after Boathouse Apartments. Located on the fifth floor, this home has been finished to an exceptional standard and offers breathtaking views over the canal.

The apartment features a spacious open plan reception area with elegant wood flooring and a fully integrated modern kitchen, leading onto a private balcony which is perfect for relaxing or entertaining. The principal bedroom benefits from a stylish en-suite bathroom, accompanied by a well proportioned second double bedroom and a main bathroom.

This impressive property is ideally positioned within easy reach of Canary Wharf, providing excellent transport links, shops, and local amenities.



## Description

- Fifth floor
- Stunning canal views
- Two spacious double bedrooms
- Two bathrooms
- Fully integrated kitchen
- Private balcony
- Wood flooring
- Floor to ceiling windows
- Abundance of natural light
- Council Tax Band - D



Part furnished

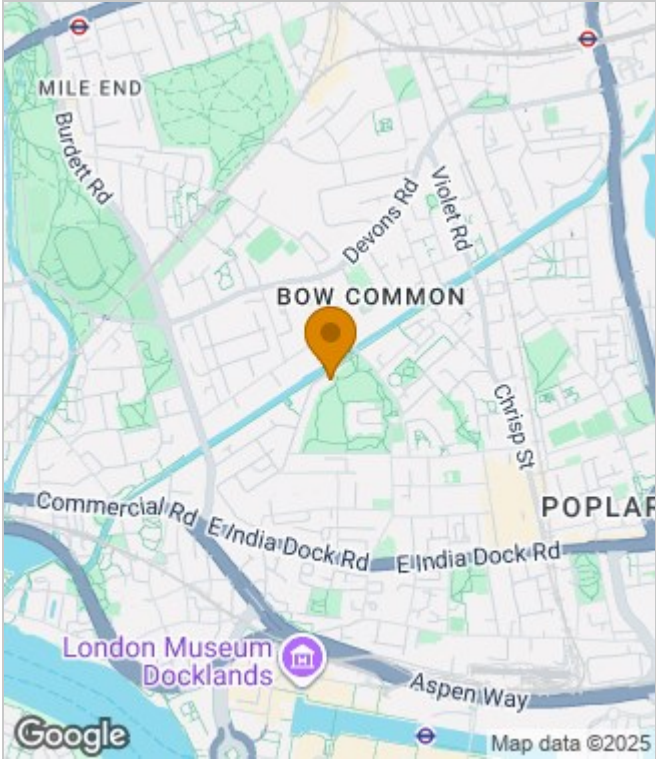
Council Tax Band: D

Available: 31st December 2025





Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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