

# Franklyn James



12 St. Annes Row,  
, London, E14 7GE

Offers In Excess Of £450,000

Step into a truly distinctive two-bedroom apartment that perfectly blends historic charm with contemporary living. Set within a beautifully converted Victorian school building, this character-filled home boasts a prime ground floor position and offers an enviable location with effortless access to both Canary Wharf and the City of London.

As you enter the property, you are immediately welcomed by an impressive open-plan kitchen and living area. This stunning space is enhanced by soaring double-height ceilings and expansive original windows that flood the room with natural light, creating a bright and airy ambiance that is both stylish and inviting.

The generous master bedroom is a peaceful retreat, offering exceptional storage options and direct access to a private courtyard garden — a rare and tranquil outdoor space ideal for morning coffees, alfresco dining, or simply relaxing in the fresh air. Upstairs, you will find a second well-proportioned double bedroom, perfect for guests, a home office, or a growing family.

Positioned just a short stroll from Westferry DLR station, this exceptional home is perfectly placed for commuters and city professionals alike. Whether you are heading into the financial district, exploring the vibrant culture of Canary Wharf, or enjoying the riverside walks and local amenities, everything is within easy reach.

This is a rare opportunity to own a unique and stylish apartment that effortlessly combines period architecture with modern convenience. With its striking features, private outdoor space and superb location, this property truly stands out as a one-of-a-kind home.

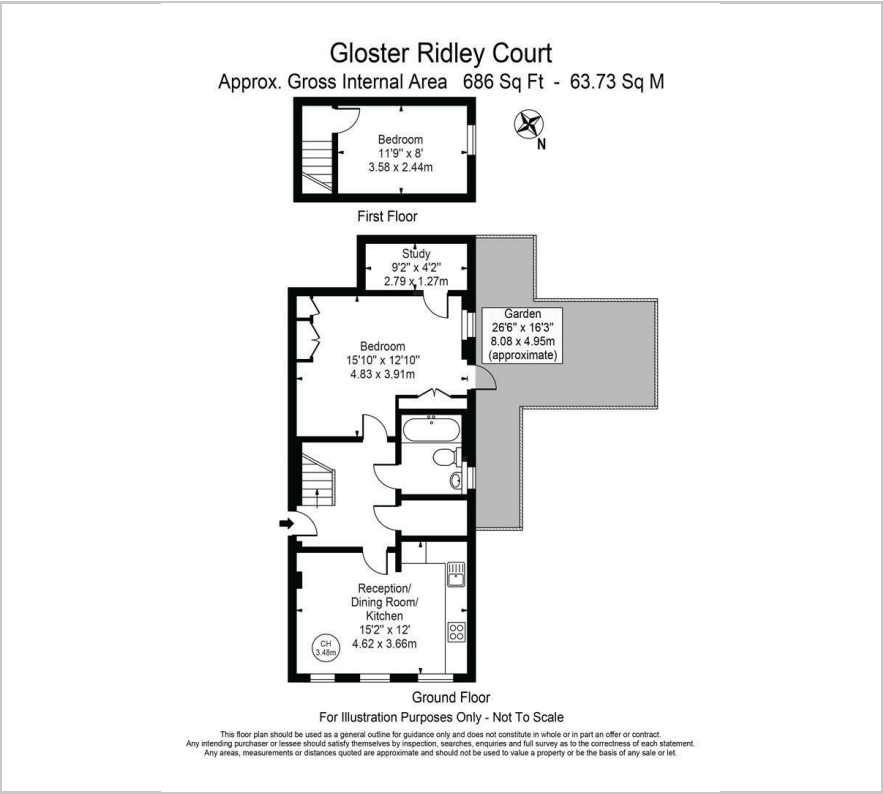
- Spread over two floors
- Victorian conversion
- Chain free
- Private courtyard garden
- Secure gated entrance

## Viewing

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



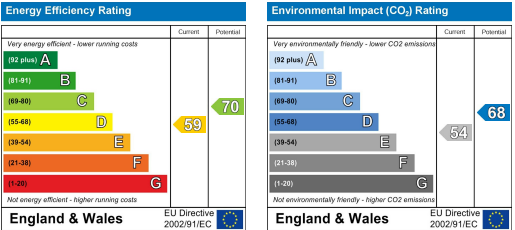
Floor Plan



Area Map



Energy Efficiency Graph



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