

# Franklyn James



## Island Row

Limehouse, E14 7HU

Offers In The Region Of £495,000

Introducing a fantastic opportunity to own a spacious two double bedroom apartment with a private balcony overlooking the picturesque Limehouse Cut. This immaculately maintained property boasts a generous reception room that opens up to the balcony, providing a perfect space for relaxation and entertainment. The apartment features a separate fully fitted kitchen, a luxurious master bedroom with an en-suite shower room, a second double bedroom, and a stylish family bathroom.

In addition to its impressive interior, this apartment offers the added convenience of gated underground parking and the peace of mind provided by an on-site porter. Situated on Island Row, this prime location is just a stone's throw away from Limehouse DLR station, granting effortless access to the vibrant Canary Wharf and the bustling City.

Don't miss out on the opportunity to make this exceptional property your own – schedule a viewing today!

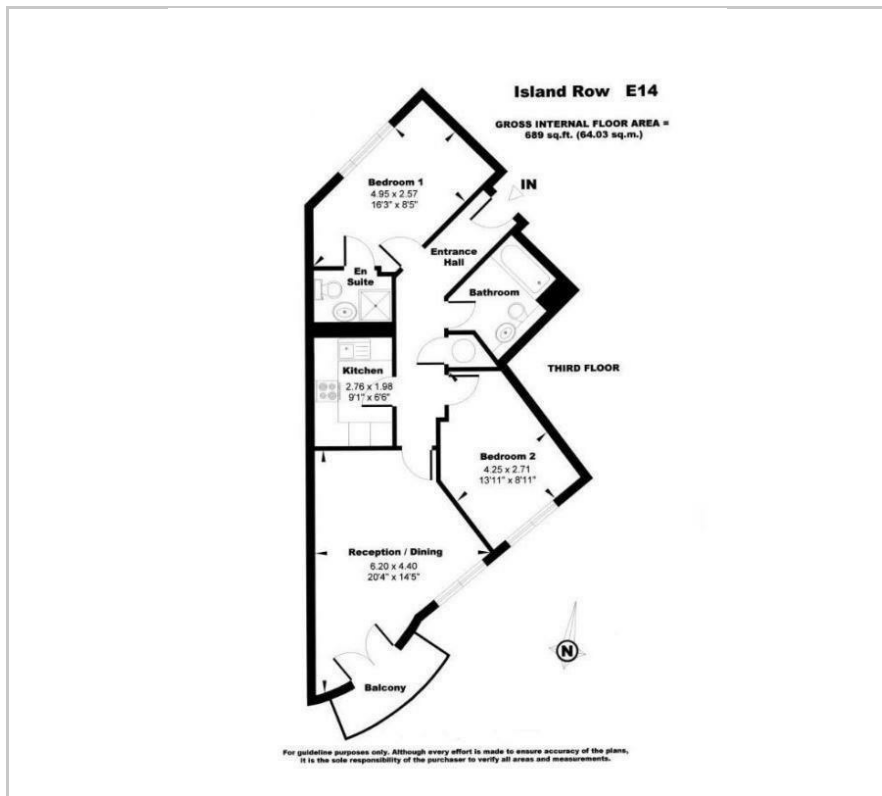
- Two double bedrooms
- Private balcony
- En-suite shower room
- Underground parking
- On-site porter
- Close to Limehouse DLR
- Good links to the City, Canary Wharf and West End via DLR, Underground and River Services
- Offered chain free
- Long lease of 974 years

### Viewing

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



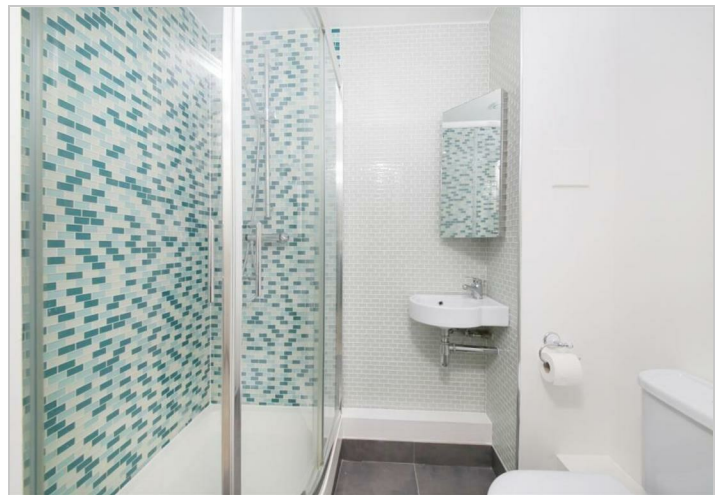
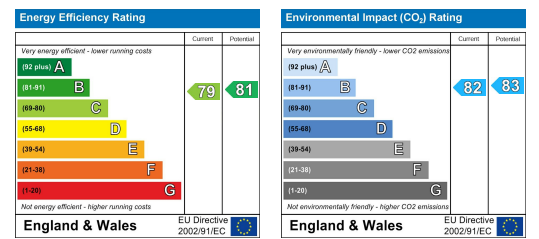
# Floor Plan



# Area Map



# Energy Efficiency Graph



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