



## 63 BARLEYCORN WAY LONDON, E14 8DE

**£475,000**  
LEASEHOLD

A highly desirable three double bedroom apartment with a private West-facing garden, located in the heart of the sought-after historic Narrow Street in Limehouse.

The property features a separate, set-back fully fitted kitchen which leads onto a generously sized reception room with direct access to a generous-sized private garden. All bedrooms are double in size, with large windows offering a great source of natural light. The bathroom is modern with a tiling finish throughout and a shower over the bath and is separate to the toilet. Further benefits include ample storage throughout, wooden flooring, and availability of allocated, off-street parking.

**DouglasPryce**

Barleycorn Way, E14

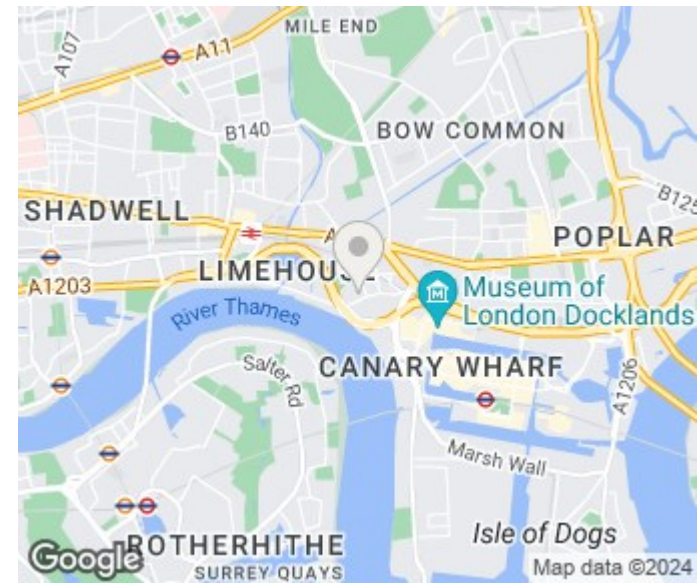
PROPERTY REF: 10032021 | DATE REVISION: 31.03.2024

GROSS INTERNAL AREA

81.29 sqm / 875.00 sqft



Raised Ground Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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