

# Franklyn James



## Hutchings Street

, London, E14 8JY

Offers In Excess Of £500,000

GUIDE PRICE £600,000 to £650,000 OFFERED CHAIN-FREE.

This unique two-story penthouse presents an exceptional canvas for personalized refinement, spanning approximately 1150 sq ft indoors and boasting a remarkable 218 sq ft terrace. Meticulous attention to detail lays the foundation for an inviting and expansive ambiance, offering ample opportunities for enhancement.

Upon arrival, a spacious hallway with plentiful storage seamlessly connects to an open-plan living area merging a well-equipped kitchen with integrated appliances. This versatile layout invites creativity, ideal for tailoring spaces to individual tastes and preferences.

Descending to the lower level, two generously sized double bedrooms provide comfort, awaiting a touch of personalization. A modern shower room serves these bedrooms, offering an opportunity for contemporary design infusion. Both bedrooms also access a shared balcony, a peaceful outdoor space awaiting a vision for transformation.

Ascending to the upper level, a naturally lit landing area leads to a private balcony with partial River Thames views, offering a picturesque backdrop. The expansive principal bedroom suite, with its unique features like a charming porthole window and fitted storage, presents an ideal canvas for customization. An opulent family bathroom on this level presents an opportunity for luxurious rejuvenation.

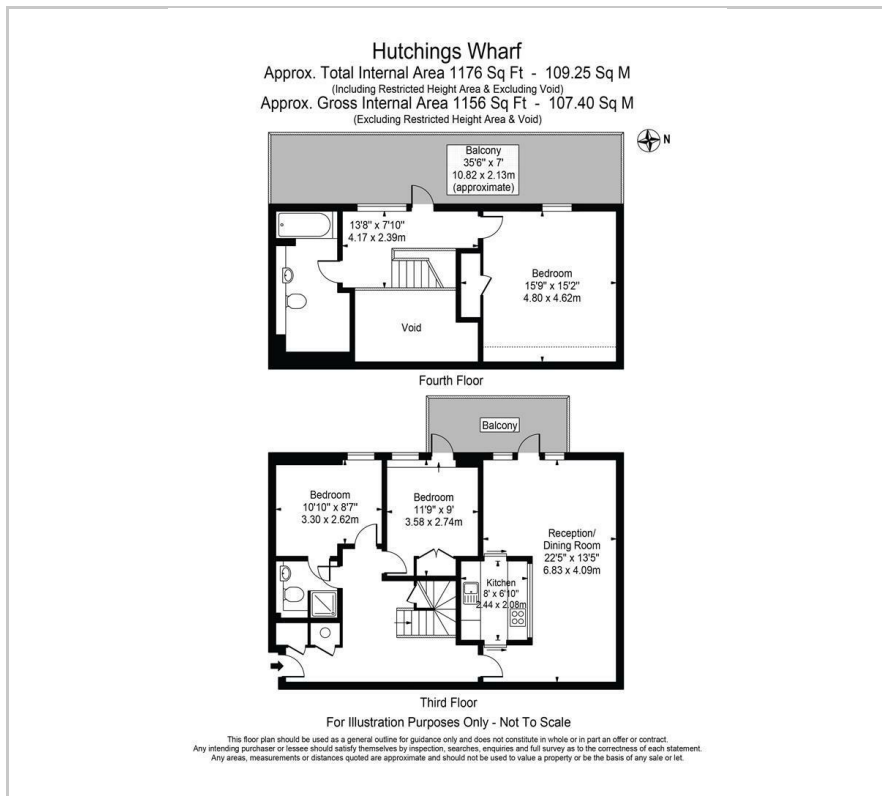
- Three bedroom duplex apartment
- Two bathrooms
- Two balconies
- Day porter
- Partial river views
- Secure underground parking
- Walking distance to canary wharf
- Council Tax Band :E
- 1368 sq ft
- Optimal investment opportunity

Viewing

Please contact our Westferry Sales Office on 02070056080 if you wish to arrange a viewing appointment for this property or require further information.



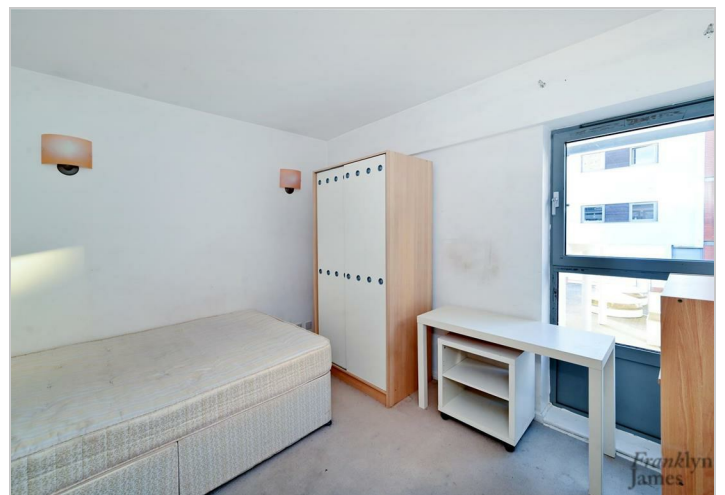
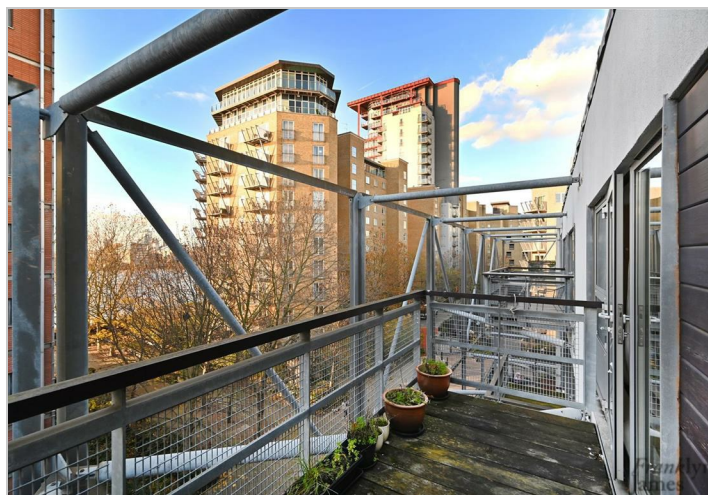
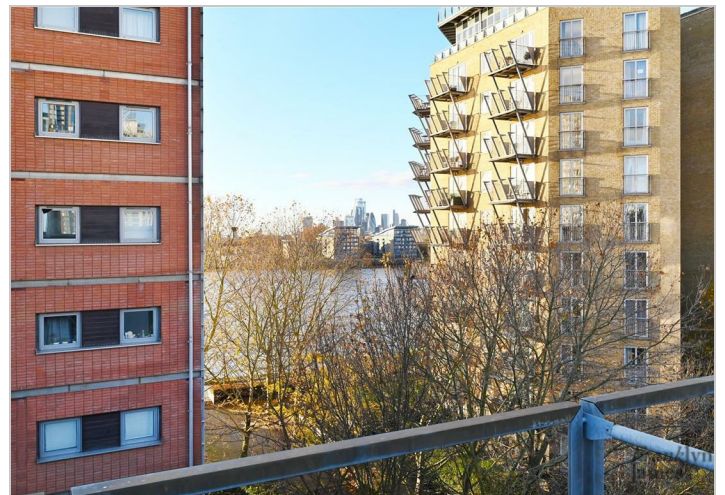
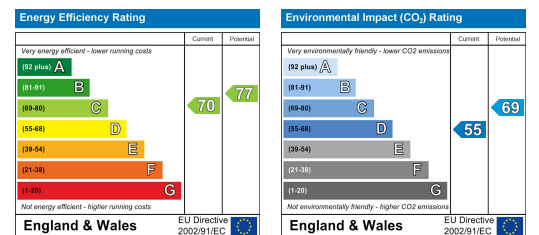
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.