

# Franklyn James



## Booth Road

, London, E16 2FW

Guide Price £550,000

**CHAIN FREE** Welcome to this stunning contemporary duplex apartment in the highly sought-after Meadow Court. Upon entering the lower level, you're welcomed by a spacious entrance hall, featuring a generous storage cupboard and a stylish guest cloakroom. This leads seamlessly into a vast open-plan living area, where a modern, fully integrated kitchen with a stainless steel flush back effortlessly blends into a bright and airy lounge. From here, step out onto a private South-West-facing balcony that overlooks a picturesque park, complete with a children's play area and a basketball court.

The upper level continues to impress with two generously sized bedrooms, each boasting its own luxurious en-suite bathroom. The master bedroom is further enhanced by built-in wardrobes and additional storage, along with exclusive access to a second private balcony. Ample storage is provided in the property which can also be used as an office area.

Located in a prime area, residents of Meadow Court benefit from a 24-hour concierge service and access to a private gym. The vibrant Thames Barrier Park is just a short stroll away, with local shops and amenities within easy reach. Commuters will appreciate the convenience of Pontoon Dock DLR station, only 0.2 miles from the property. Additionally, the apartment includes two secure, gated, and allocated parking spaces.

- Duplex Apartment
- Spacious two double bedrooms
- Two bathrooms
- Entrance hall with ample storage cupboards
- Two private balconies
- Two parking spaces
- 24 Hour concierge
- Residents Gym
- Additional guest cloakroom
- Walking distance to Pontoon Dock DLR (0.2 miles)

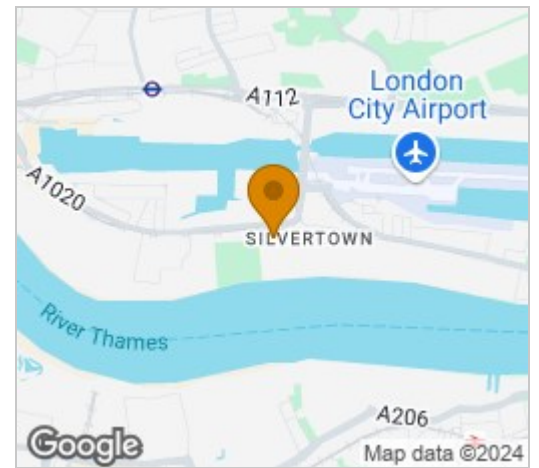
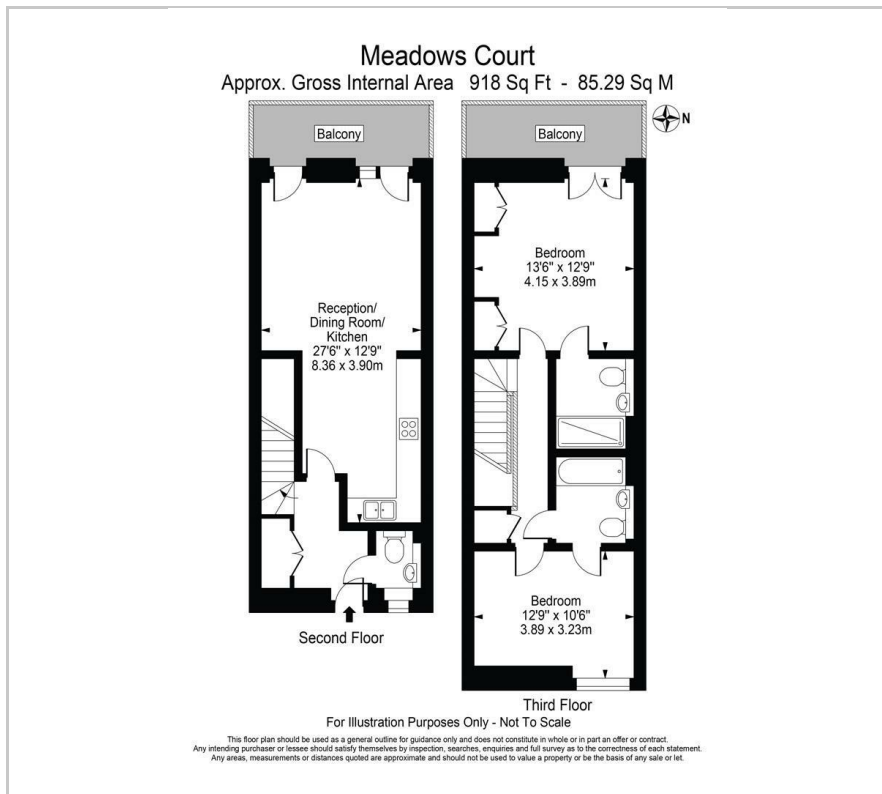
Please contact our Westferry Sales Office on 02070056080 if you wish to arrange a viewing appointment for this property or require further information.



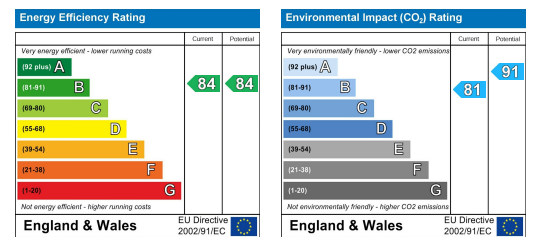


# Floor Plan

# Area Map



# Energy Efficiency Graph



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