

# Franklyn James



## 94 Three Colt Street

, London, E14 8AP

Asking Price £500,000

Set within the secure, gated Lime Kiln Wharf development, this beautifully presented two-bedroom apartment offers a rare combination of modern living and direct garden access. An ideal retreat in the heart of East London, positioned on the first floor and enjoys unique access to the communal gardens—perfect for entertaining or unwinding.

Stepping inside the dual aspect layout allows light to flow seamlessly through-out. The property has benefited from works over the years which include a refurbished modern kitchen along with only recently being fully decorated. The master bedroom features built-in wardrobes, a stylish en-suite shower room, and direct access to the gardens. A second well-proportioned double bedroom also enjoys garden access and is served by a contemporary family bathroom.

Other features include gated and covered parking space, excellent rental return, lift to all floors and is sold chain free with share of freehold.

Ideally located on Three Colt Street, Lime Kiln Wharf is just moments from Westferry DLR station and a short stroll to Canary Wharf, with its vibrant array of shops, bars, and restaurants. For a scenic commute or weekend adventure.

The surrounding area is rich in charm, featuring a tranquil square opposite the development with a local café and food shop, while the River Thames and historic Narrow Street—home to The Grapes pub and Gordon Ramsay's riverside restaurant—are just around the corner.

This is a rare opportunity to own a stylish, garden-access apartment in a prime London location with superb transport links and riverside charm.

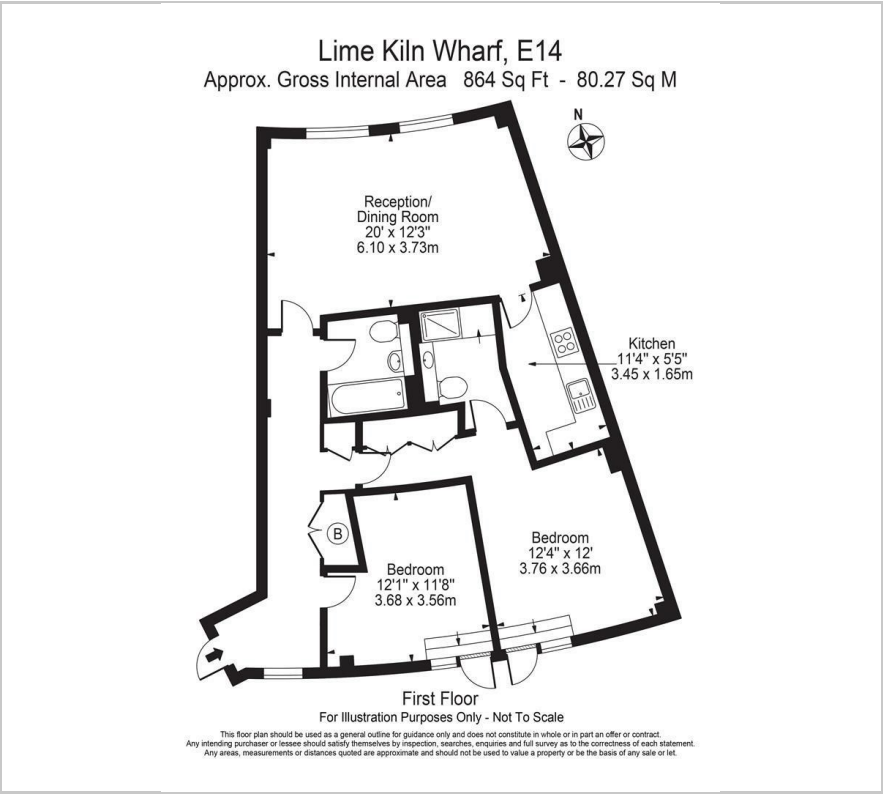
- Two double bedrooms
- Two bathrooms
- Large communal terrace
- Fully fitted kitchen
- Close to Westferry DLR station

### Viewing

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



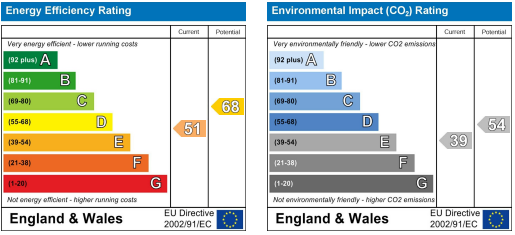
Floor Plan



Area Map



Energy Efficiency Graph



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