

Daniel
Frank





Flat 9 Elm House East Ferry Road London, E14 3LB

This well-presented two bedroom flat offers generous living space and a fantastic location just moments from Crossharbour and South Quay DLR stations, with Canary Wharf itself within easy walking distance.

The property comprises a bright living room with access to a private balcony, a separate fitted kitchen, a bathroom with a separate toilet, and two well-proportioned bedrooms. Offered to the market chain free, this property makes an ideal purchase for both first-time buyers and investors alike.

Perfectly positioned for access to local amenities, including a Asda superstore, cafés, restaurants, and the vibrant shops of Canary Wharf, this home provides both convenience and connectivity.

Nearest stations:

- Crossharbour DLR – 0.3 miles.
- South Quay DLR – 0.3 miles.

Tenure Freehold
Council London Borough of Tower Hamlets

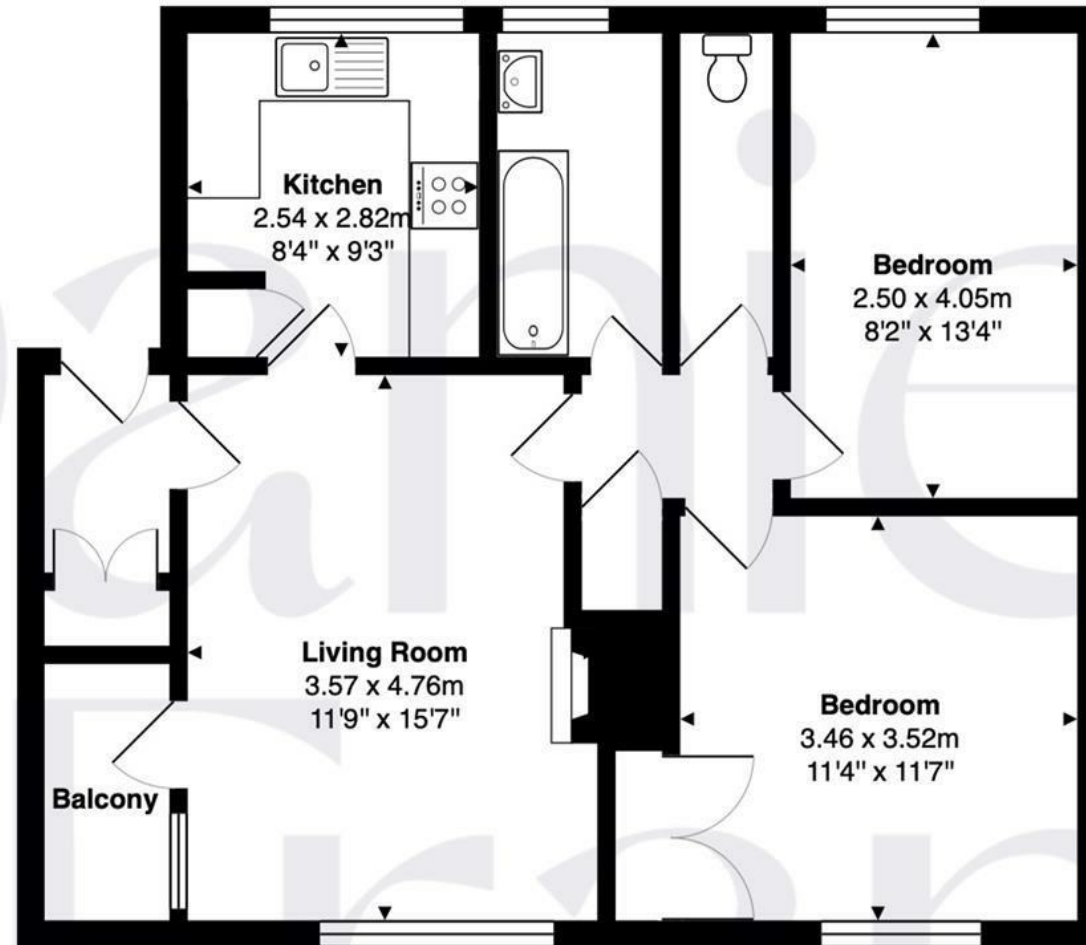




Your Next Chapter



Your Next Chapter



Second Floor

Total Area: 65.4 m² ... 704 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	