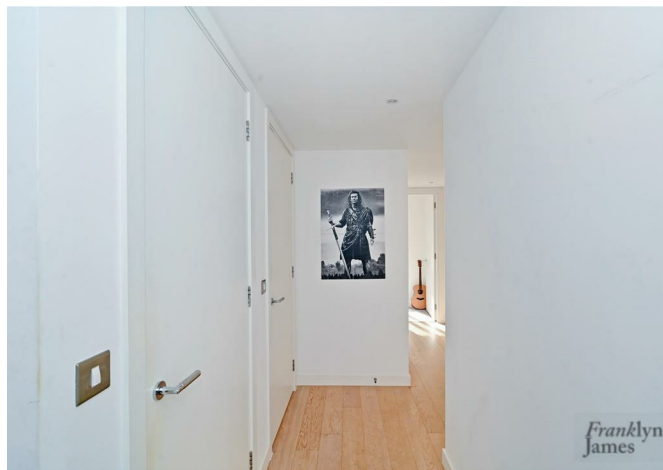


# Franklyn James

1 Yabsley Street, E14 9RG  
£430,000





1 Yabsley Street, E14 9RG

£430,000

- 20th floor position with far-reaching skyline views
- West-facing private balcony
- 24-hour concierge service
- Excellent access to Canary Wharf
- Close to Blackwall, East India & Poplar DLR stati

EPC rating-  
Tax band- D



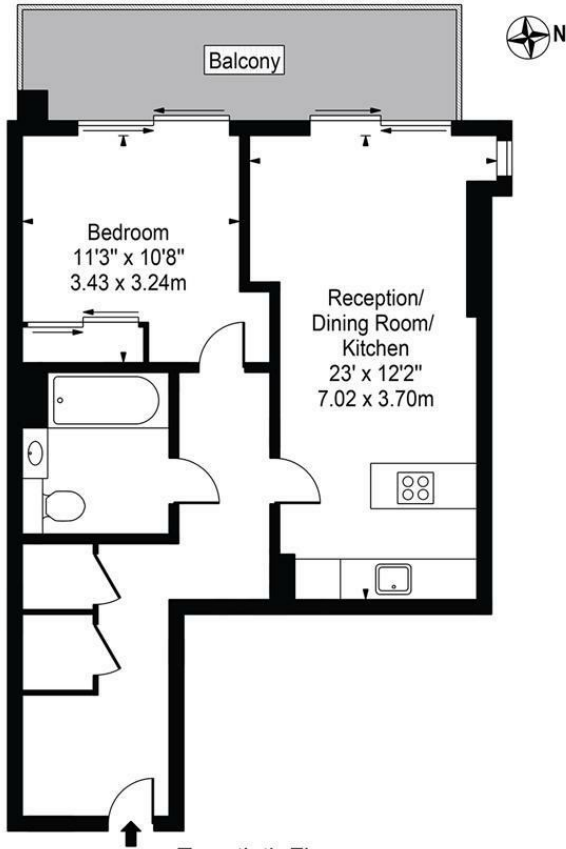
Enjoying stunning views from the 20th floor over Poplar Marina and the Canary Wharf skyline, this exceptional one-bedroom apartment also benefits from a private west-facing balcony and an enviable location moments from Canary Wharf. Ideal for professionals and investors alike.

The accommodation comprises a welcoming entrance hall with three storage cupboards and 24-hour concierge service, a bright open-plan reception room with access to the balcony, a modern fitted kitchen with integrated appliances, a double bedroom, and a luxury bathroom.

The property is well connected, within easy reach of Canary Wharf Station (Jubilee Line and Elizabeth Line) and a short walk to Blackwall, East India, and Poplar DLR stations, offering quick access across East London and into the City. Additional benefits include an on-site gym and secure, well-maintained development.

# Horizons Tower

Approx. Gross Internal Area 594 Sq Ft - 55.18 Sq M

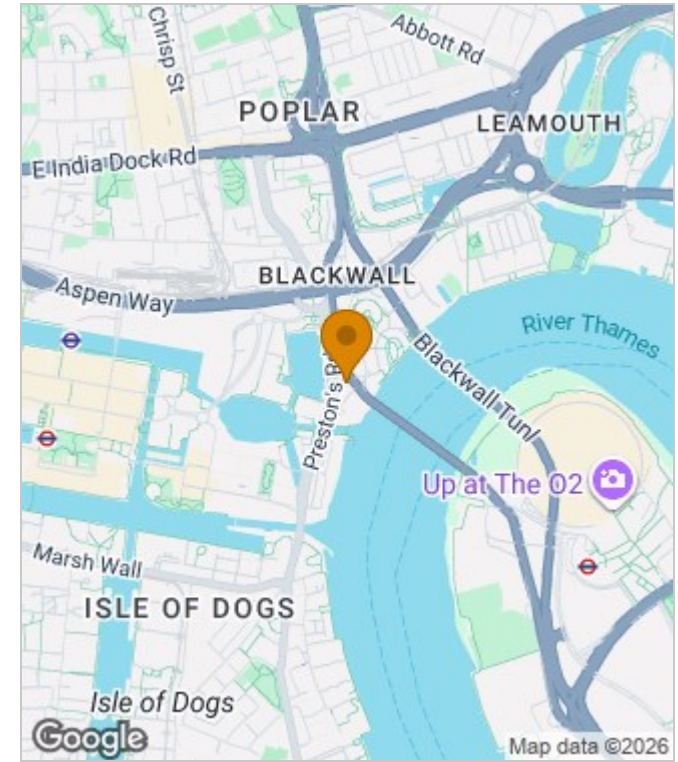


Twentieth Floor

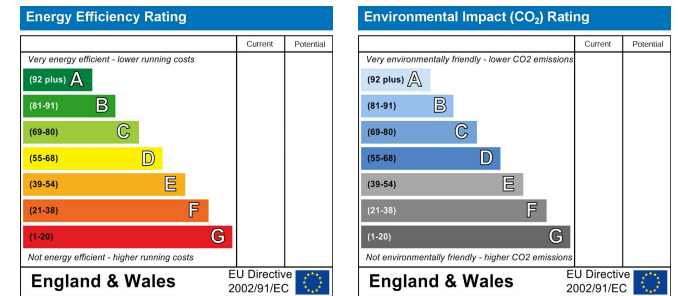
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Area Map



## Energy Performance 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.



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