

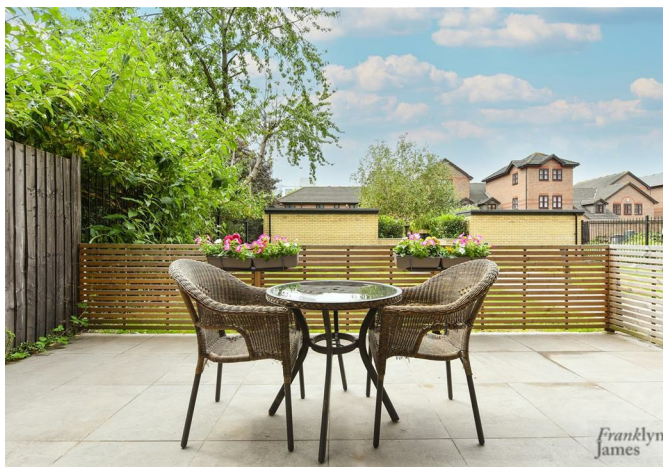
*Franklyn  
James*



Bartlett Close, E14 6US

£350,000

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- New build warranty
- Low service charges
- Private terrace
- High spec integrated appliances
- Gas central heating
- Ground floor
- Elizabeth Line and tube connections into Canary Wharf

EPC rating- B  
Tax band- C



Situated in a peaceful position adjacent to Bartlett Park, this beautifully presented one-bedroom apartment offers the perfect balance of tranquil surroundings and excellent connectivity. With the remainder of a 10-year new-build warranty, the property provides both peace of mind and modern living in a highly sought-after location.

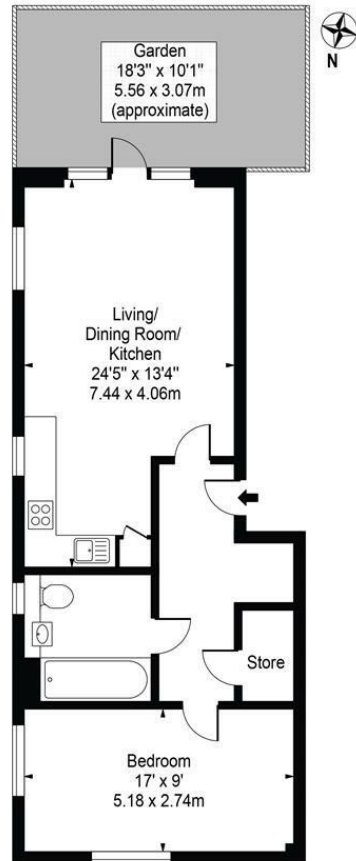
Despite its quiet setting, the apartment is exceptionally well connected, with the DLR, Elizabeth Line, bus routes and cycle paths all within easy reach, making commuting across London and into Canary Wharf simple and convenient.

The accommodation is notably spacious throughout, with a generously sized entrance hall featuring a versatile recessed area that is currently used as a home office. This practical space is ideal for those working remotely and provides separation from the main living area.

A particular highlight of the property is the private courtyard garden, which enjoys plenty of natural sunlight and backs directly onto a communal garden. Offering a rare opportunity for outdoor entertaining, it provides the perfect setting for summer barbecues, al fresco dining and social gatherings.

Built only a few years ago, the apartment remains in excellent condition throughout. The contemporary kitchen is fitted with high-quality integrated appliances, while the overall finish means the property is truly ready to move into and enjoy from day one, with no updating or redecoration required.

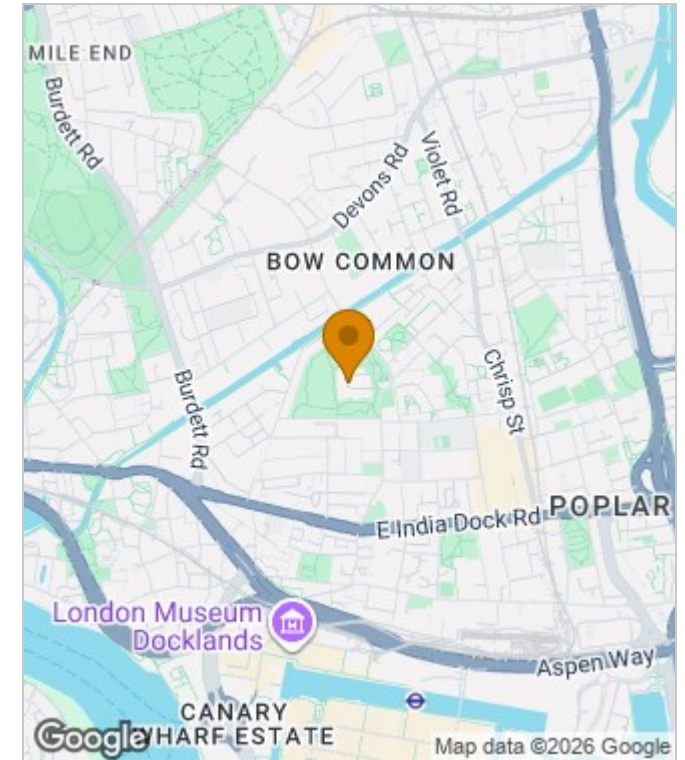
**Bartlett Close**  
Approx. Gross Internal Area 634 Sq Ft - 58.90 Sq M



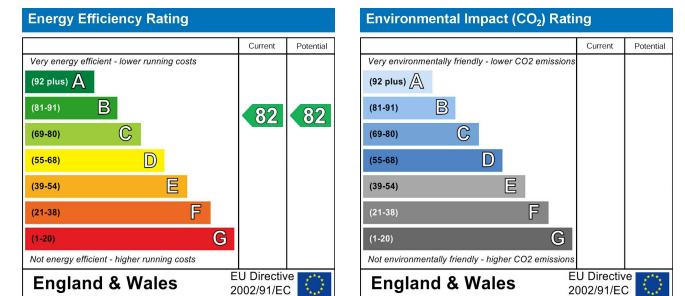
**Ground Floor**  
For Illustration Purposes Only - Not To Scale

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**



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