

# Franklyn James



Commercial Road, E14 7LF

£2,300 Per Calendar Month



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- Duplex apartment
- Refurbished period conversion
- Two spacious double bedrooms
- Modern kitchen
- Ample storage
- Natural light throughout
- Range of amenities
- Walking distance to Limehouse Marina and historic Narrow Street
- Close to Limehouse DLR and C2C station
- Moments away from Canary Wharf

EPC rating- E  
Tax band- D

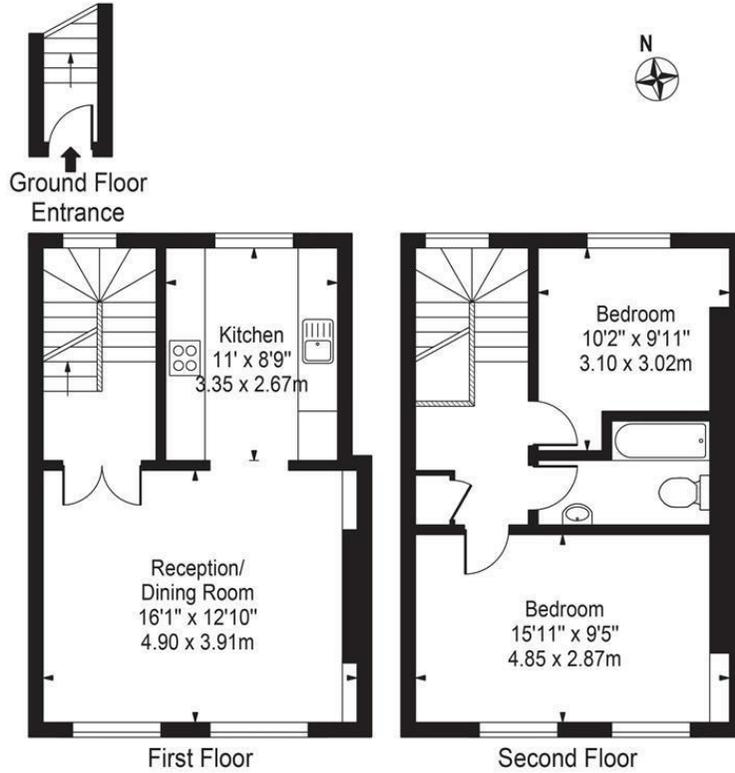


Great location, superb condition - all the ingredients you need for your new home! This refurbished apartment comprises entrance hall, stairs leading to first floor reception room with modern kitchen, second flight of stairs to master bedroom, second double bedroom and contemporary styled bathroom.

The property is ideally located for Limehouse DLR station, which offers good links to the City and Canary Wharf. The historic Narrow Street, with its many popular restaurants and bars, including the Gordon Ramsey pub 'The Narrow' is a short walk away. You could also enjoy peaceful walks with picturesque views along the Thames Path to Canary Wharf or the City. Please call to arrange your viewing.

# Commercial Road

Approx. Gross Internal Area 757 Sq Ft - 70.33 Sq M

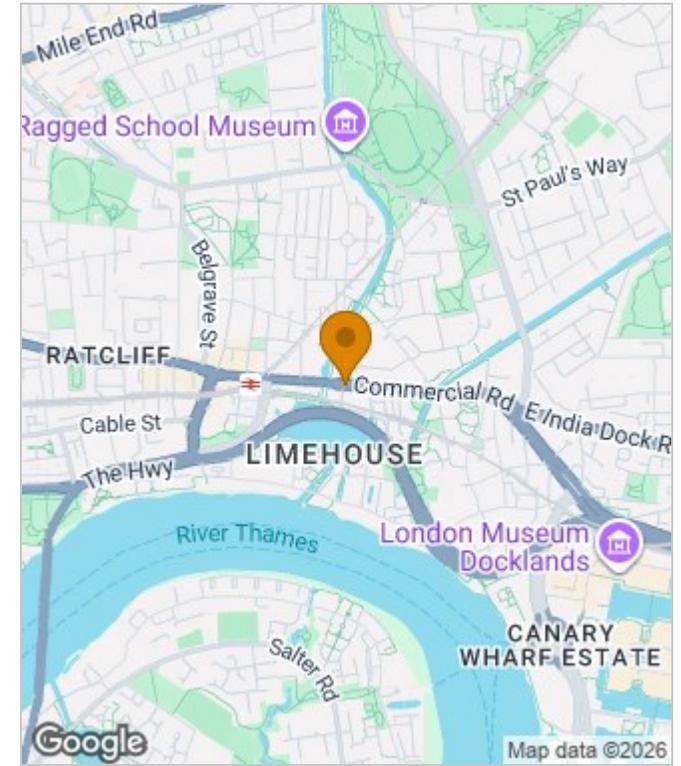


First Floor Second Floor

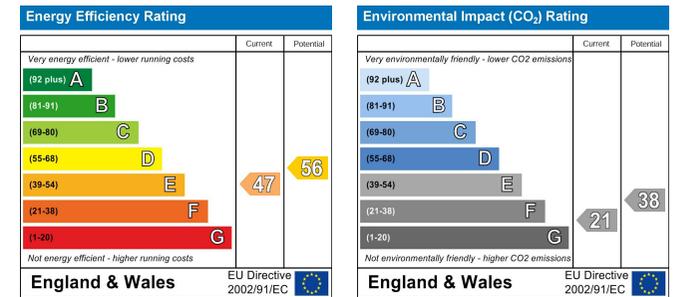
For Illustration Purposes Only - Not To Scale

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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