

*Franklyn
James*



Thomas Road, E14 7YX

£625,000



Thomas Road, E14 7YX

£625,000

- NHBC warranty until 2030
- Residents'-only Gym,
- Courtyard Gardens & Roof Terrace
- EWS1 Compliant
- Upgraded interior
- Low service charge
- Excellent transport links & short walk to Canary Wharf

EPC rating- B
Tax band- E



Set alongside the picturesque Limehouse Cut canal, this exceptional three-bedroom apartment in the sought-after Explorers Wharf development offers premium contemporary living with stunning views towards the Canary Wharf skyline.

Positioned on the sixth floor, this is one of only two three-bedroom apartments at this level and benefits from a south-facing balcony with impressive, far-reaching views. The apartment is presented in immaculate, turnkey condition and features a bright open-plan living and dining space with floor-to-ceiling windows, opening onto the private balcony. A sleek modern kitchen with integrated appliances, three well-proportioned bedrooms, an en-suite to the master bedroom and a stylish family bathroom complete the accommodation.

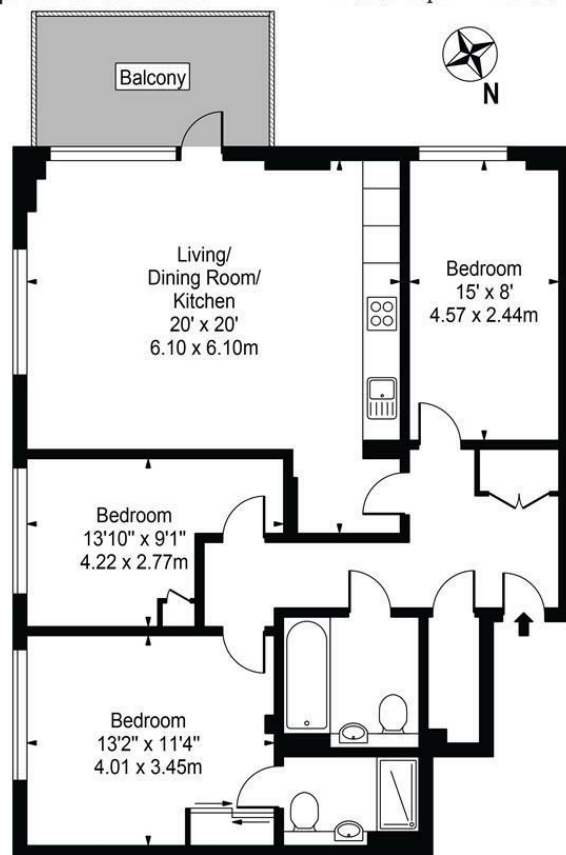
Residents benefit from a concierge, excellent residents' gym, landscaped communal gardens and a rooftop terrace with panoramic views. The development is also operated under a Right to Manage scheme, helping maintain a competitive service charge of approximately £2,800 per annum.

The property is fully EWS1 compliant with no cladding issues and an EWS1 certificate is available.

Ideally located for Westferry DLR and within approximately a 15-minute walk of Canary Wharf, with Mile End and Canary Wharf stations providing access to the Central, District, Hammersmith & City, Jubilee and Elizabeth lines.

Combining exceptional views, premium finishes, excellent facilities and outstanding transport connections, this is a rare opportunity to acquire one of the development's most desirable three-bedroom apartments.

Thomas Road
Approx. Gross Area 1140.75 Sq Ft - 105.97 Sq M

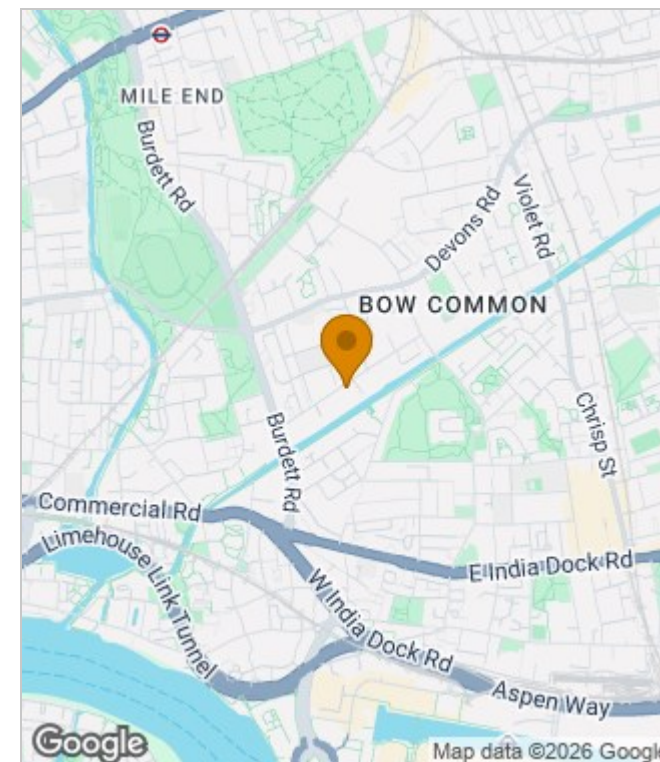


Sixth Floor

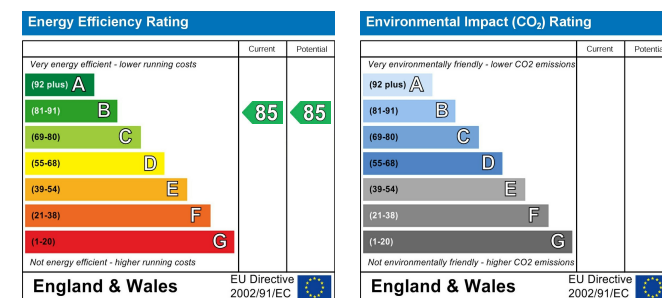
For Illustration Purposes Only - Not To Scale

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.

**Franklyn
James**

29 Narrow Street, London, E14 8DP
Tel: 02077911777 Email: sales@franklynjames.co.uk <https://www.franklynjames.co.uk>