
Franklyn
James
Roy Square, E14 8BY
£450,000
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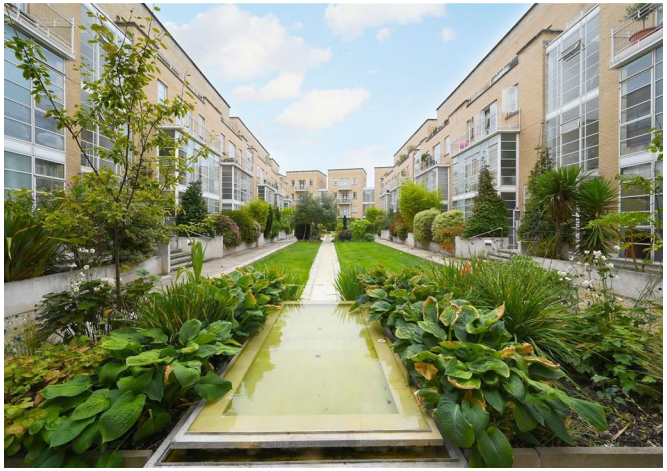






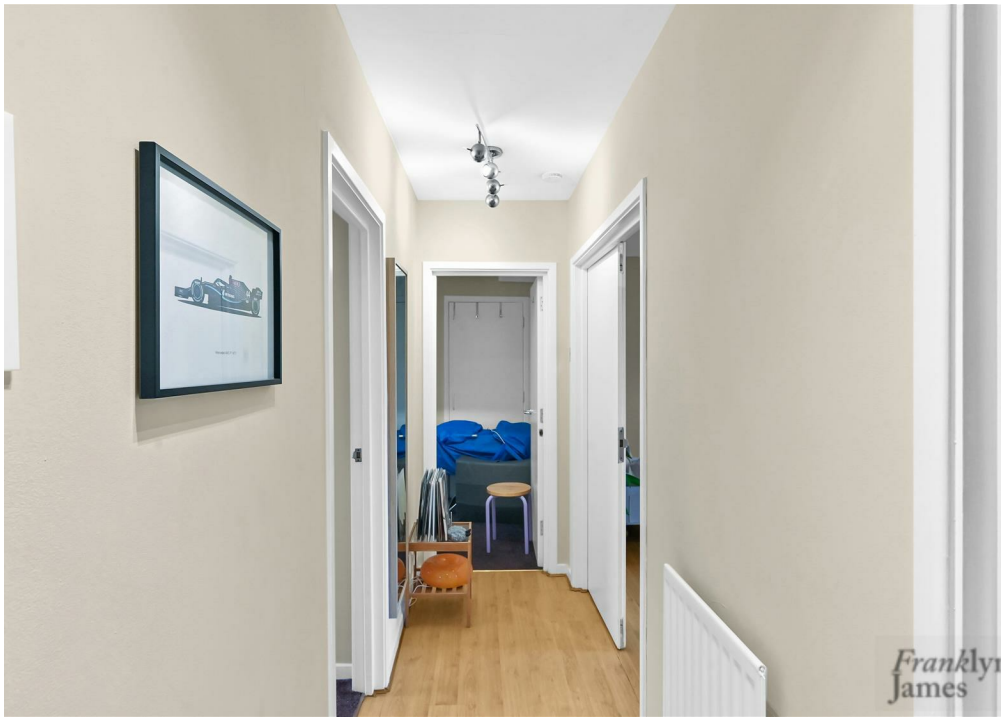
Roy Square, E14 8BY

£450,000

- Share of freehold
- Direct access to a private terrace
- Allocated underground parking
- Convenient access to Limehouse and Westferry DLR stations
- Spacious kitchen/reception room
- Chain free

EPC rating- C
Tax band- C





A Beautifully presented First Floor, Garden Level, Two-bedroom, Two bathroom apartment with private terrace and balcony in The Watergardens.

Situated within the highly sought-after Watergardens development on Narrow Street, this beautifully presented garden level two-bedroom apartment offers stylish interiors, generous living space, and the added benefit of a private terrace from the living room and balcony from the master bedroom.

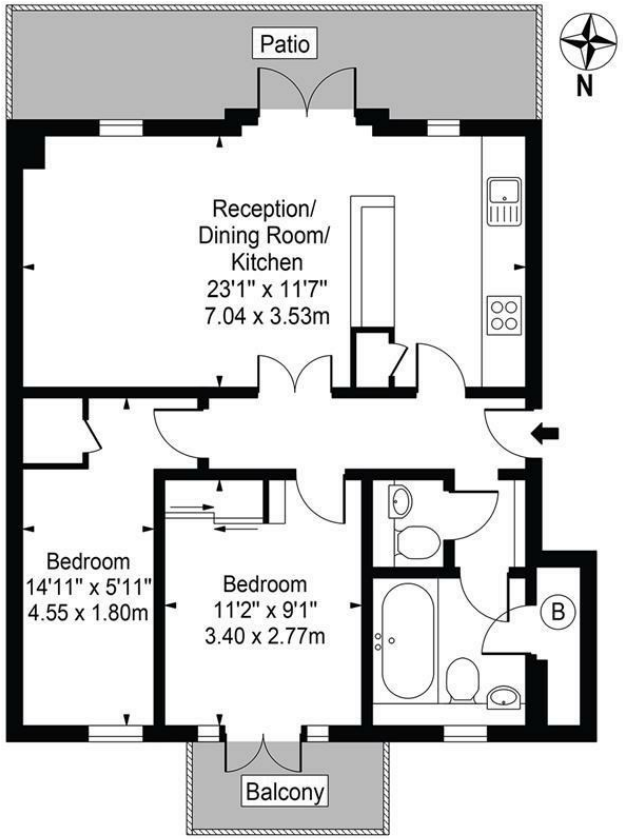
The property features a bright and spacious kitchen/reception room, providing an ideal space for both relaxing and entertaining, with direct access to a private terrace. There are two well-proportioned bedrooms, a modern bathroom and additional separate w/c and excellent storage throughout.

Residents benefit from allocated underground parking, a daytime porter and beautifully maintained communal gardens. Ideally positioned between Limehouse and Westferry DLR stations, the property offers swift access to Canary Wharf, the City and Central London.

Combining ground-floor convenience, private outdoor space and an enviable riverside location, this property would make an ideal home or investment in one of East London's most desirable neighbourhoods.

Roy Square

Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M

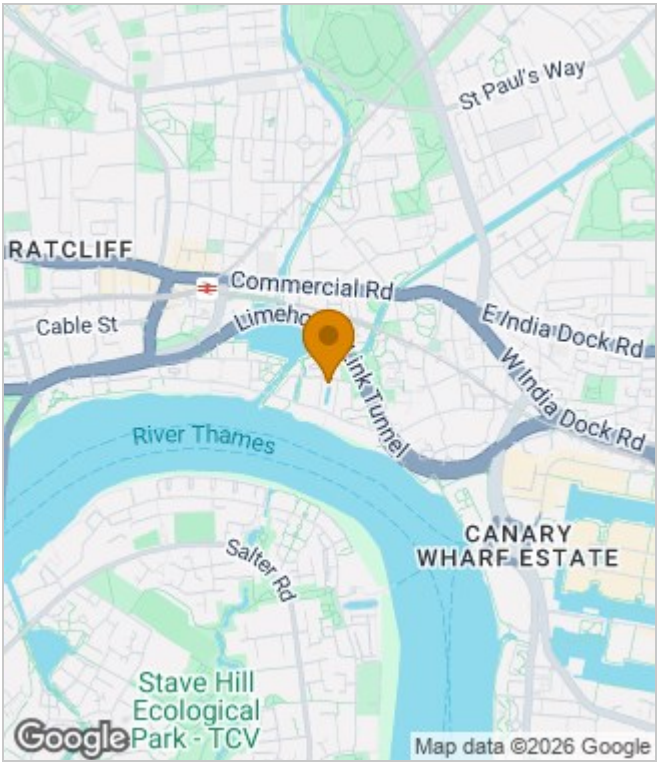


First Floor

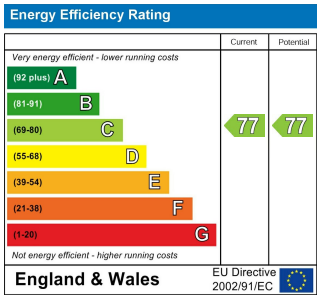
For Illustration Purposes Only - Not To Scale

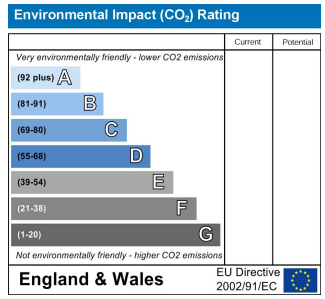
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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