
Franklyn James
Gill Street, E14 7HF
£400,000
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- Modern 2 bed apartment
- Moments walk from Westferry DLR & Limehouse Station
- Close to Thames Path
- Low service charge
- Own entrance

EPC rating- C
Tax band- D





A well presented two bedroom ground floor apartment with its own private entrance, exceptionally low service charges and a recently renovated kitchen which remains in impeccable condition.

The property has a particularly private feel with its own front door and no need to enter through communal hallways, giving it more of a house like feel than a typical apartment. Internally there is a bright semi open plan living and kitchen area with the recently renovated kitchen with quartz worktop providing a smart modern finish. There are two well proportioned double bedrooms, a modern bathroom and excellent storage throughout.

One of the major advantages of the property is the extremely low service charge together with zero ground rent, making this an especially attractive option for both first time buyers and investors looking to keep ongoing ownership costs to a minimum.

Further benefits include neutral décor, wood effect flooring throughout, secure bike storage and the option to rent an additional parking space.

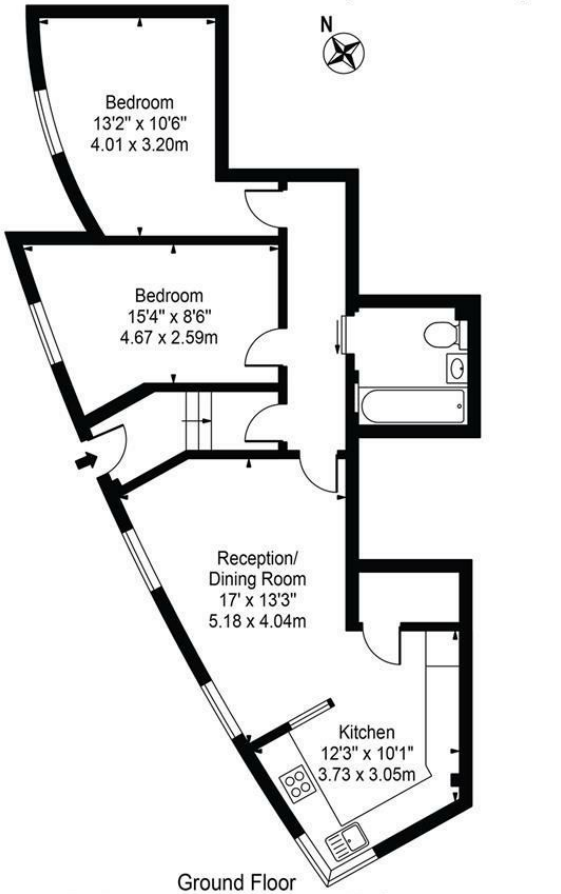
The location is another major selling point. The property sits just moments from historic Narrow Street with its popular riverside pubs and restaurants while Limehouse Marina and the Thames Path are also close by. Westferry DLR is within easy walking distance providing fast connections into Canary Wharf and the City while Limehouse DLR and Canary Wharf are also easily accessible.

Despite being incredibly well connected the property enjoys a surprisingly peaceful setting with a wide choice of riverside walks, canals and green spaces nearby.

Offered to the market chain free this is a great opportunity to purchase a well located two bedroom home with its own entrance, very low running costs and excellent transport links.

Gill Street

Approx. Gross Internal Area 724 Sq Ft - 67.26 Sq M

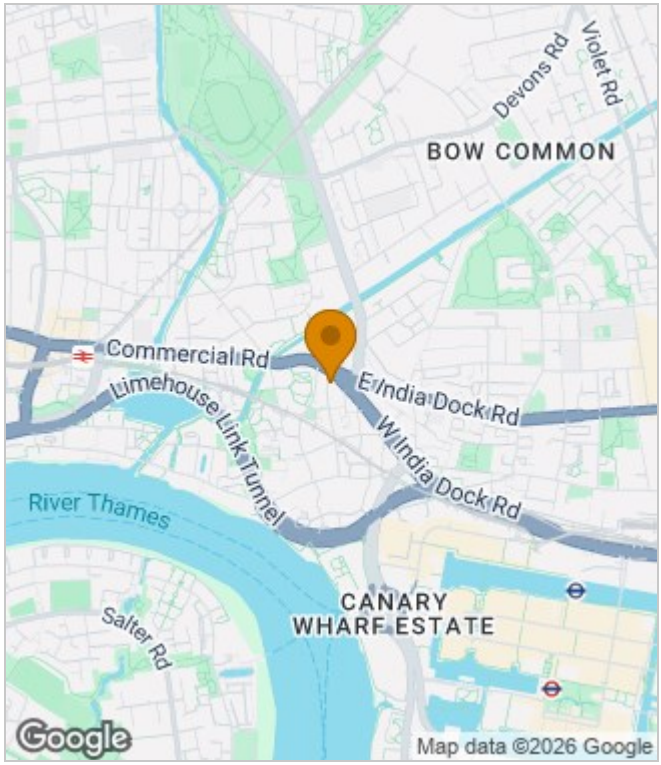


Ground Floor

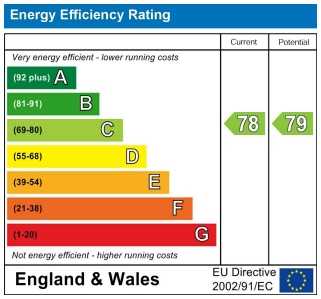
For Illustration Purposes Only - Not To Scale

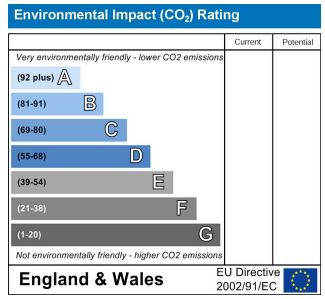
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements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