Franklyn James



Premiere Place, E14 8SE

£360,000









## Premiere Place, E14 8SE

£360,000

- Daytime concierge
- Communual courtyard garden
- Excellent transport links
- Seperate kitchen
- Allocated parking space
- Chain free

EPC rating- C
Tax band- D



Positioned within a two minute walk of Westferry DLR Station, is this spacious two bedroom apartment offering an excellent opportunity to acquire a well-proportioned home just moments from Canary Wharf and the banks of the River Thames.

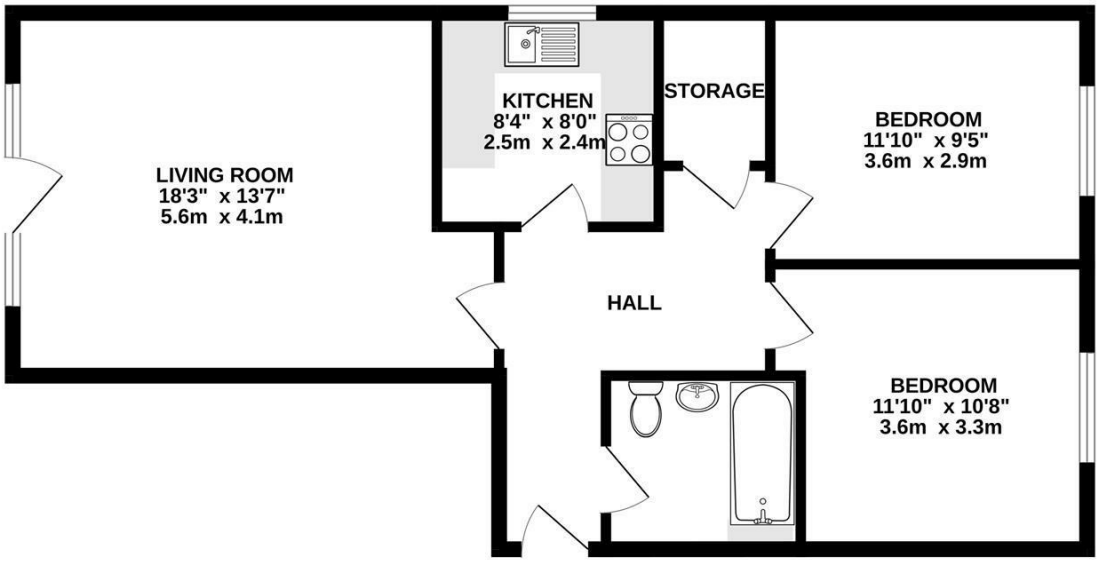
The apartment features a generous reception room with ample space for both living and dining, a separate fitted kitchen and excellent storage, two well-sized double bedrooms and a contemporary family bathroom. The practical layout and generous room proportions make this an ideal purchase for both owner occupiers and investors alike.

Residents benefit from lift access, a daytime porter service, intercom entry, communal courtyard gardens and a dedicated bicycle store.

Welles Court enjoys a prime Limehouse location, surrounded by an excellent selection of riverside restaurants, bars and historic pubs. The Thames Path is on your doorstep, providing scenic walks and cycle routes along the river, while the nearby CS3 Cycle Superhighway offers a direct route into The City and beyond.

Canary Wharf is within easy walking distance and provides an extensive range of shopping, dining and leisure facilities. Transport connections are exceptional, with the DLR, Elizabeth Line and National Rail offering swift access to The City, Canary Wharf and beyond. Thames Clippers River Bus services are also nearby, providing an alternative and picturesque commute across London.

THIRD FLOOR
690 sq.ft. (64.1 sq.m.) approx.




TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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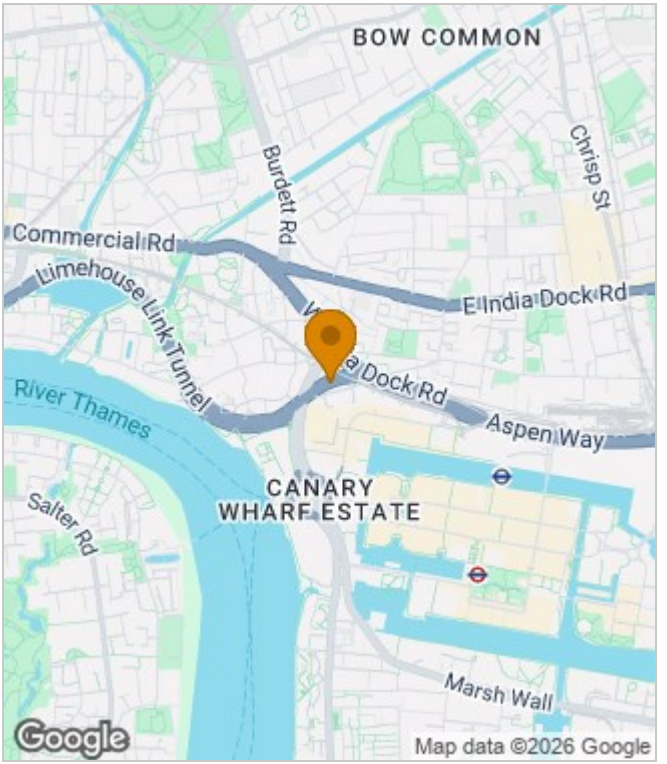
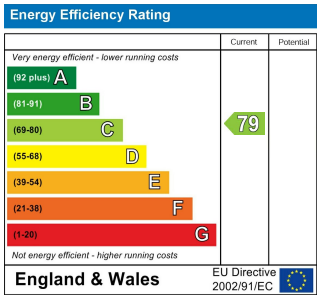
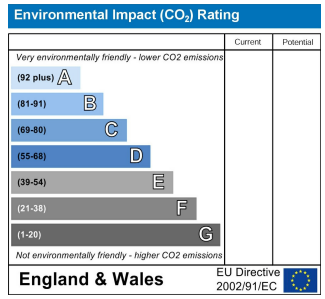
## Area Map




## Energy Performance Graph

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