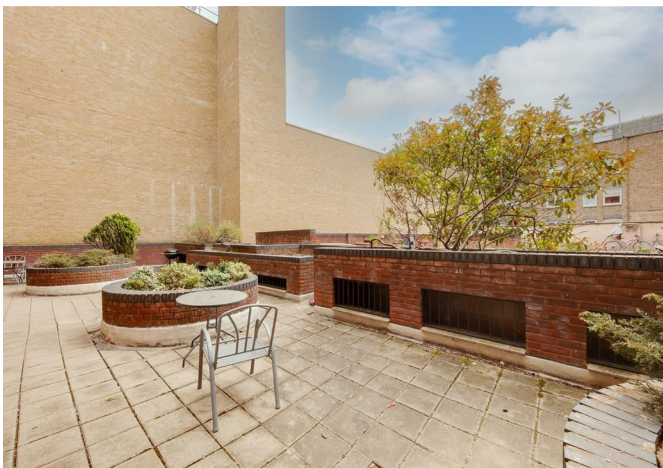


*Franklyn  
James*



Regents Gate House, Limehouse, E14 8DZ

£285,000



## Regents Gate House, Limehouse, E14 8DZ

£285,000

- Chain free
- Secure underground parking
- Large living room
- Large communal terrace
- Short walk to Limehouse DLR
- 970 year lease

EPC rating- B  
Tax band- C



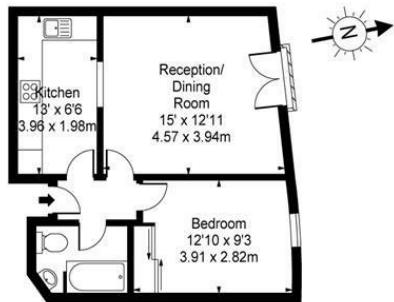
Ideally located just moments from Limehouse DLR Station, this well-presented first-floor one-bedroom apartment offers an excellent opportunity for both owner-occupiers and investors alike.

The property features a spacious reception room with doors opening onto a charming Juliet balcony, creating a bright and airy living space. There is a separate fully fitted kitchen, a generous double bedroom, and a three-piece bathroom suite.

Residents benefit from secure underground parking, a large communal terrace, lift access, and a secure intercom entry system.

Perfectly positioned alongside the Thames Path and the CS3 Cycle Superhighway, the apartment enjoys outstanding connectivity to Canary Wharf, the City, and beyond, while also offering easy access to riverside walks, local amenities, and transport links.

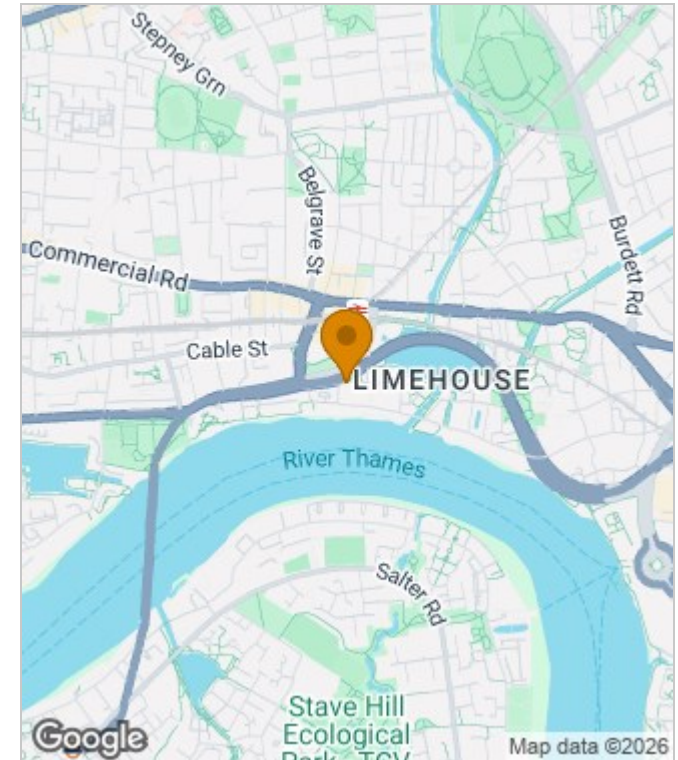
Horseferry Road, E14  
 Approx. Gross Internal Area 471 Sq Ft - 43.81 Sq M



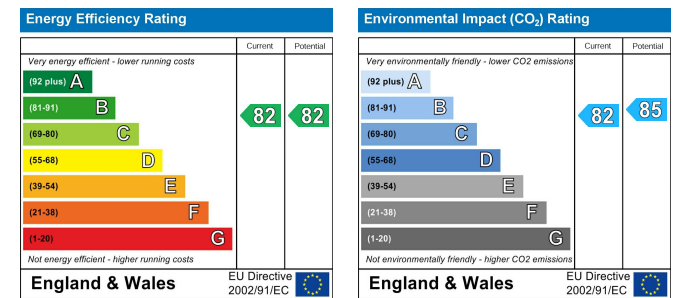
First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Humble Spy Photography Ref: No. 20581  
 This floor plan should be used as a general outline for guidance only and do 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.



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