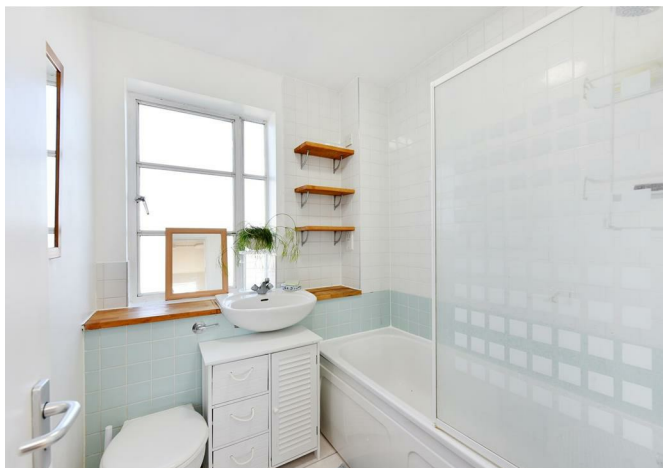


Franklyn James



The Watergardens, Roy Square, E14 8BY
£2,200 Per Calendar Month



The Watergardens, Roy Square, E14 8BY

£2,200 Per Calendar Month

This beautifully refurbished one bedroom apartment is ideally positioned on the top floor of a highly sought after development along Narrow Street. Offering approximately 580 sq ft of internal living space, the property benefits from two generous private balconies, one overlooking the beautifully landscaped communal gardens and the other enjoying views towards Ropemakers Field.

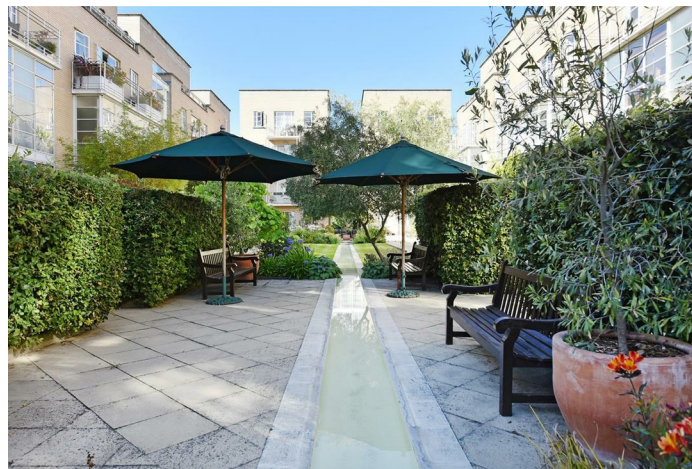
The apartment offers an impressive sense of space with excellent storage throughout. The installation of a new heating and hot water system has also freed up valuable internal space, particularly where the previous boiler was located, creating a more practical and spacious living environment.

The bright and spacious reception room provides an ideal setting for both relaxing and dining, seamlessly connecting to a stylish semi open plan kitchen that is perfect for entertaining. The generous bedroom comfortably accommodates a king size bed and is finished with a high quality mattress, offering a comfortable and inviting space to unwind.

The top floor position and abundance of large windows flood the apartment with natural light, while further benefits include lift access and secure allocated parking with key fob entry.

Description

- Beautifully refurbished one-bedroom apartment in a highly sought-after Narrow Street development
- Approximately 580 sq ft of spacious internal living accommodation
- Top floor position with an abundance of natural light throughout
- Two generous private balconies
- Spacious reception and dining area
- Secure parking space
- Communal garden with water feature
- Generous bedroom with king-size bed and high-quality mattress
- New heating and hot water system
- Short walk to Limehouse DLR and Canary Wharf



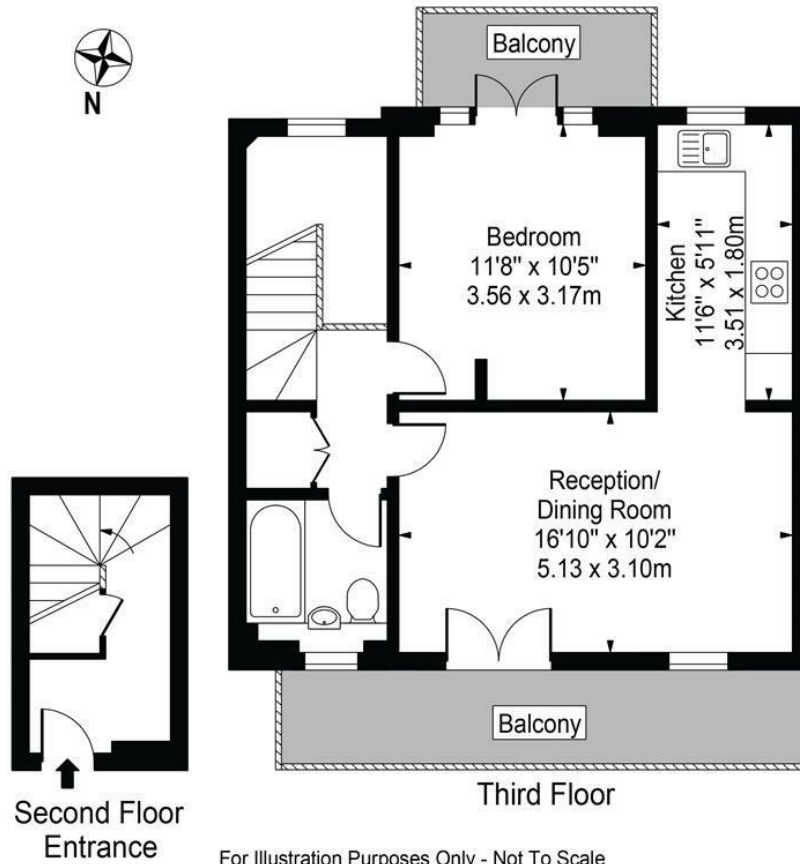
Furnished

Council Tax Band: C

Available: 28th October 2026

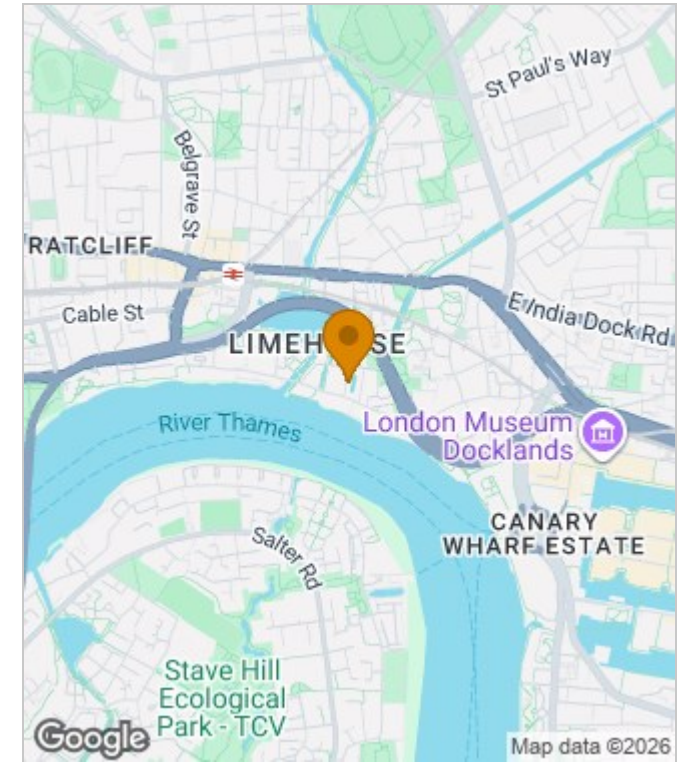
The Watergarden, E14

Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M

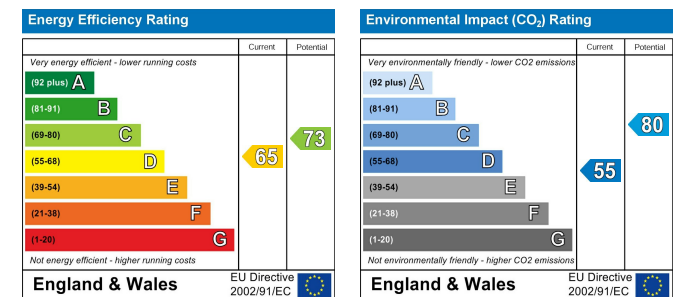


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements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