

# Franklyn James



Trinidad House, Gill Street, E14 8AF

£335,000



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- Two bedrooms
- Top floor
- Balcony
- Bathroom & separate WC
- Local amenities
- Close transport links

EPC rating- D  
Tax band- B



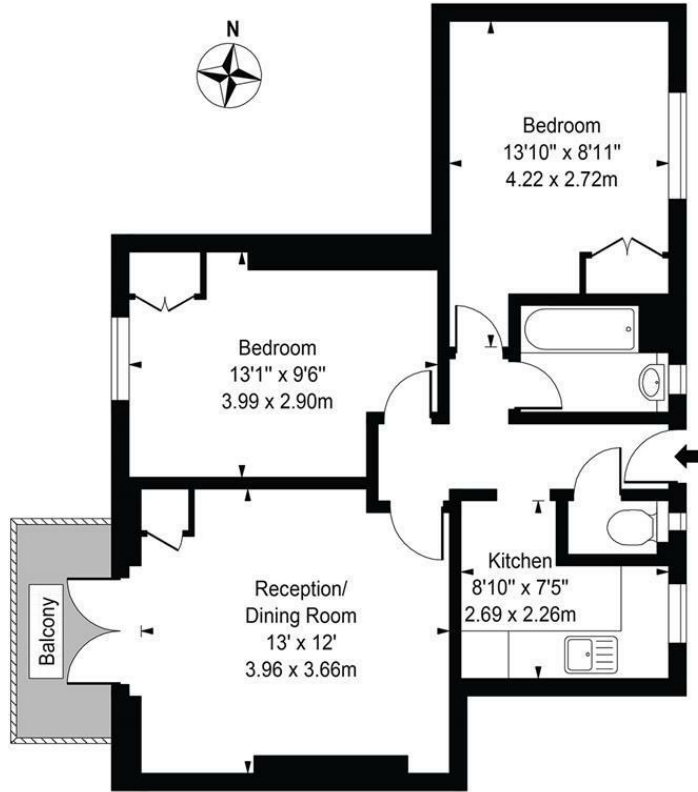
Set in a fantastic location, this top-floor apartment offers an excellent opportunity for both homeowners and investors alike. The property features two generous double bedrooms and is ideally positioned just moments from the ever-popular Narrow Street.

The well-proportioned accommodation comprises a welcoming entrance hall, a fitted kitchen, a bright and spacious reception room, two double bedrooms, a private balcony, a modern bathroom and a separate WC.

Perfectly located, the apartment is within easy reach of Canary Wharf, renowned for its vast selection of bars, restaurants and shopping amenities. Westferry DLR station is also just a short walk away, providing swift and convenient access into the City and beyond.

# Trinidad House, E14

Approx. Gross Internal Area 544 Sq Ft - 50.54 Sq M

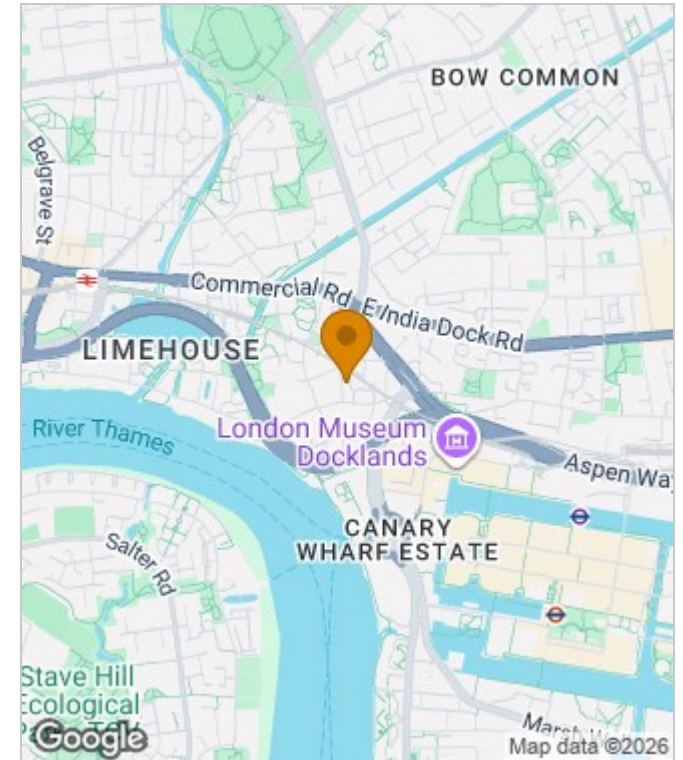


Fourth Floor

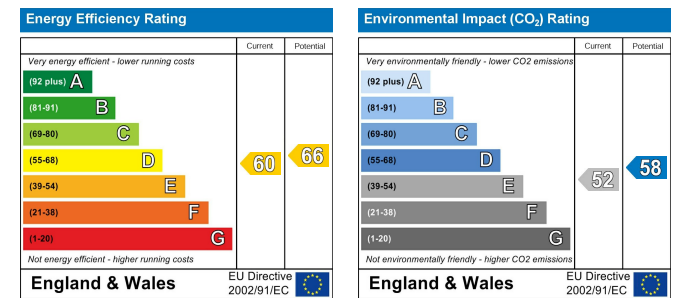
For Illustration Purposes Only - Not To Scale

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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