

# Franklyn James



747 Commercial Road

, London, E14 7LE

Guide Price £315,000

Set within a Grade II listed 1930s Seamen's Refuge, this stylish one-bedroom apartment seamlessly blends historic character with modern luxury. The property, located within easy walking distance of both Limehouse and Westferry DLR stations, has been meticulously upgraded while retaining its original features. The secure, gated entrance welcomes you into an open-plan living area with exposed brickwork and a striking staircase leading to a versatile mezzanine level, ideal for guest accommodation or storage. The modern kitchen is fully equipped with granite countertops and integrated appliances, including a 5-burner gas hob and combination microwave oven. The double bedroom features fitted wardrobes, while the bathroom offers a Jacuzzi bath and shower.

Additional amenities include underfloor heating, triple glazing, soundproofed walls, air conditioning, sensor lighting, and innovative air vents for continuous air circulation. Residents also benefit from a rooftop terrace, gymnasium, and porter service.

- Share of the freehold
- Chain free
- Stunning Grade II Listed 1930s converted old Seamen's Refuge
- One spacious double bedroom
- One bathroom
- Communal roof garden & Residents Gym
- Jacuzzi bath
- Air conditioning
- On site porter
- Easy access into Canary Wharf and the City

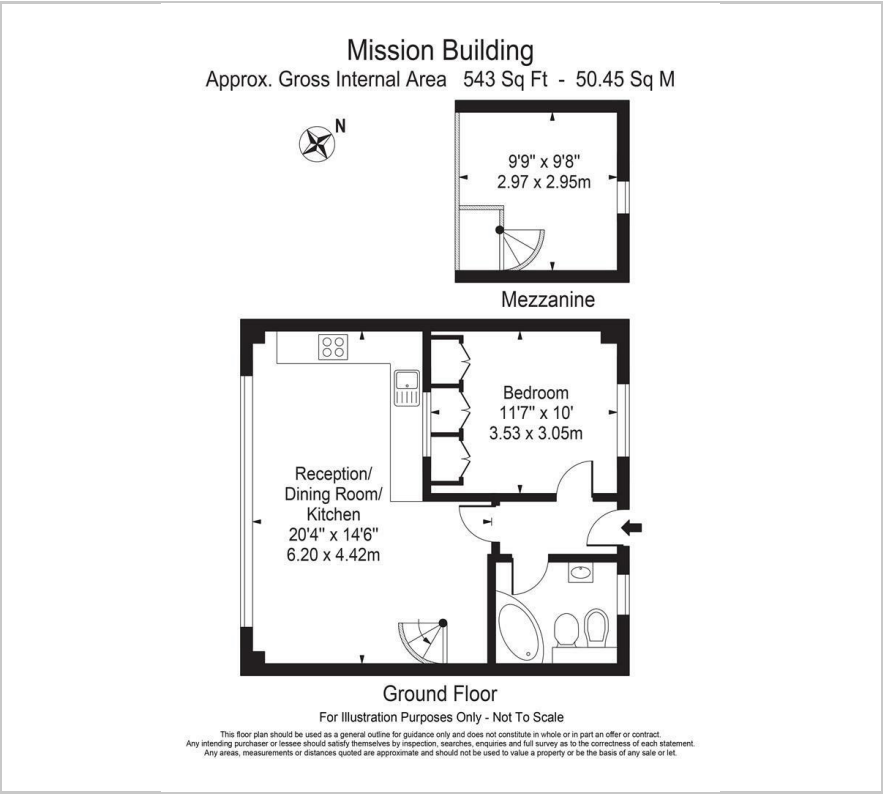
## Viewing

Please contact our Limehouse Sales Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.

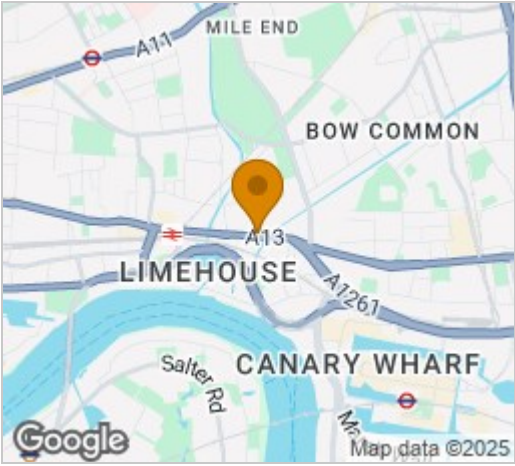




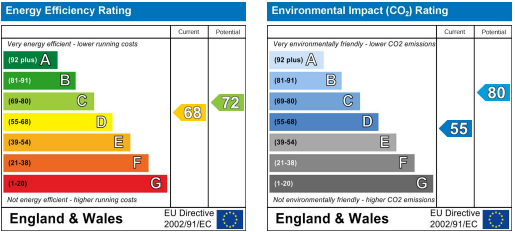
Floor Plan



Area Map



Energy Efficiency Graph



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