

*Franklyn  
James*



17 Napier Avenue, E14 3QB

£425,000

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- New 125 Years lease
- Riverside development
- Allocated parking space
- Balcony
- Two Bathrooms

EPC rating-  
Tax band- D



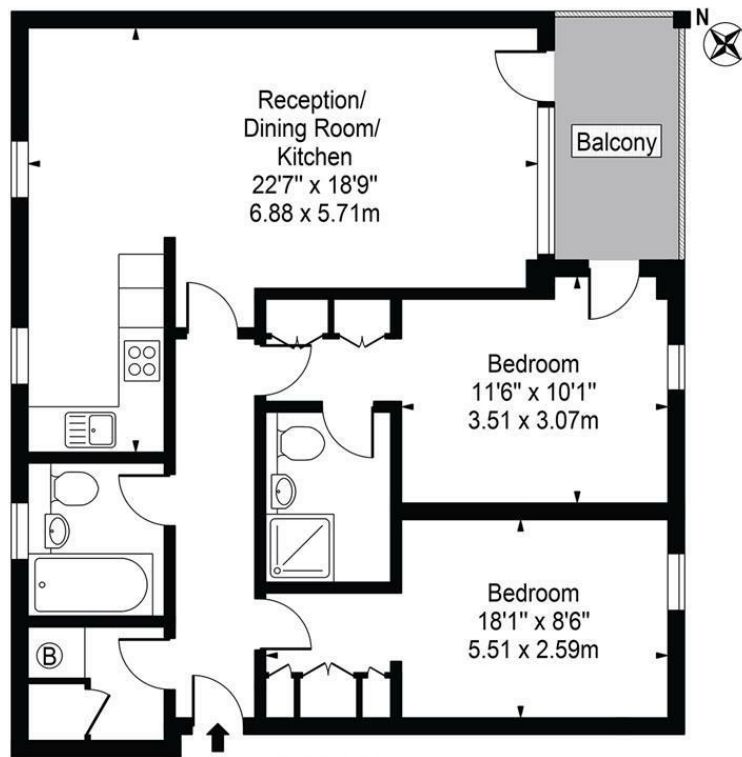
A well-presented two-bedroom, two-bathroom apartment within Amundsen Court, forming part of the highly sought-after Maritime Quay, offered with no onward chain.

The accommodation comprises a main entrance with stairs leading to an entrance hall, a semi-open plan reception room with access to a private balcony, and a well-appointed fitted kitchen. The property further benefits from a generous master bedroom with a recently upgraded en-suite shower room, a second double bedroom, and a modern family bathroom (also recently upgraded).

This apartment is ideally positioned within a riverside development close to Canary Wharf, and includes an allocated parking space. Located on Napier Avenue, it is within close proximity to the Thames Clippers and Island Gardens DLR station, along with convenient local bus routes, all providing easy access into Canary Wharf and the City.

## Amundsen Court

Approx. Gross Internal Area 804 Sq Ft - 74.69 Sq M

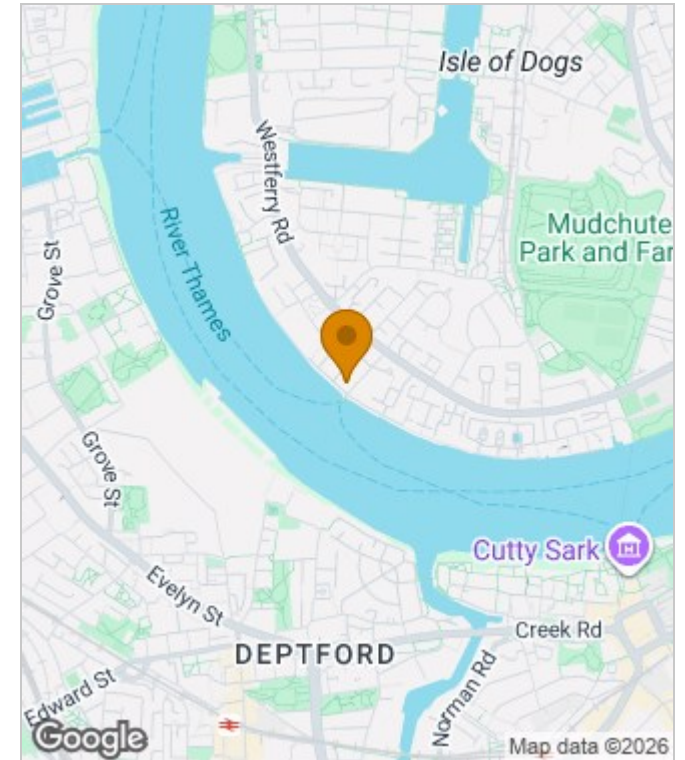


**Third Floor**

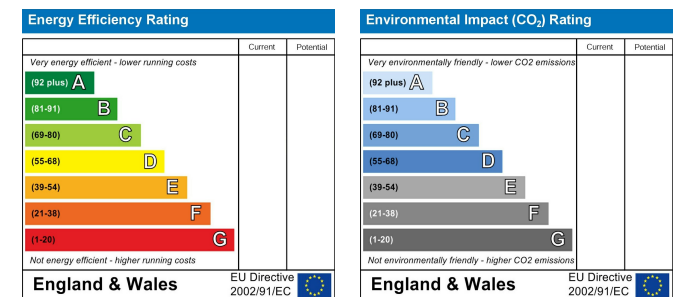
For Illustration Purposes Only - Not To Scale

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



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.