

*Franklyn  
James*



Krupa Mews, E14 7XY

£850,000

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- Freehold with no service charges or ground rent
- Gated development
- New build warranty until 2033
- Spacious 922sq.ft Over Two Floors
- Conservation area
- Excellent transport links to City & Canary Wharf via Limehouse DLR

EPC rating- A  
Tax band- E



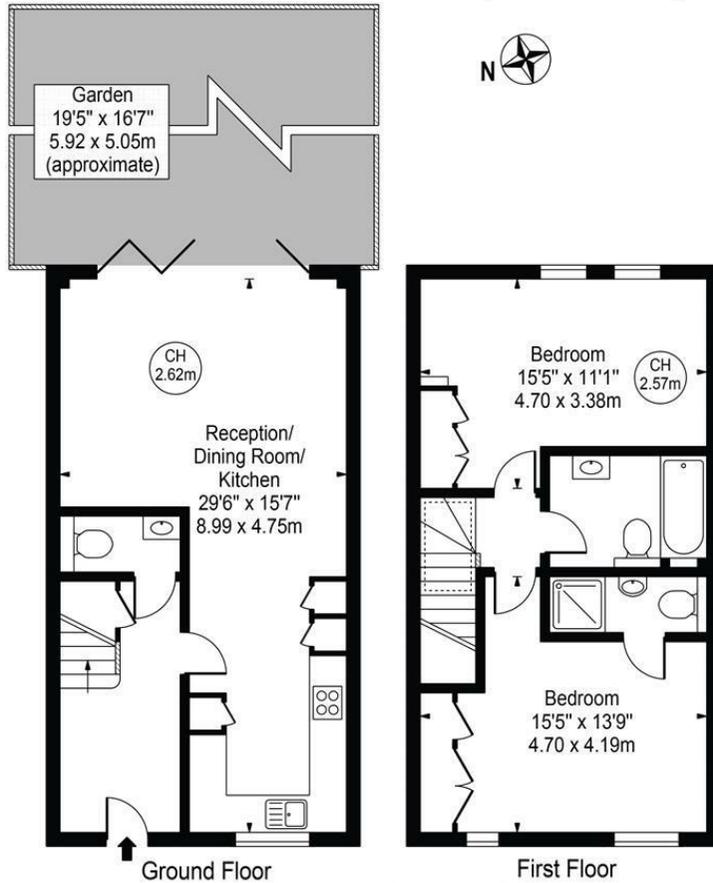
Set within a private gated enclave on Krupa Mews, this stylish two-bedroom house offers contemporary living in a historic setting. Located in the York Square conservation area, the home spans approximately 922 sq ft over two bright floors.

The ground floor features a spacious reception room and a modern kitchen opening to the garden with full width bi-fold doors, ideal for everyday living and entertaining, plus a guest WC. Upstairs are two well-proportioned bedrooms and two bathroom, one of which is en-suite.

Peacefully tucked away yet superbly connected, this home combines modern comfort with East London character. Limehouse Station is minutes walk from the property which provides great access directly to Bank Station along with other parts of London.

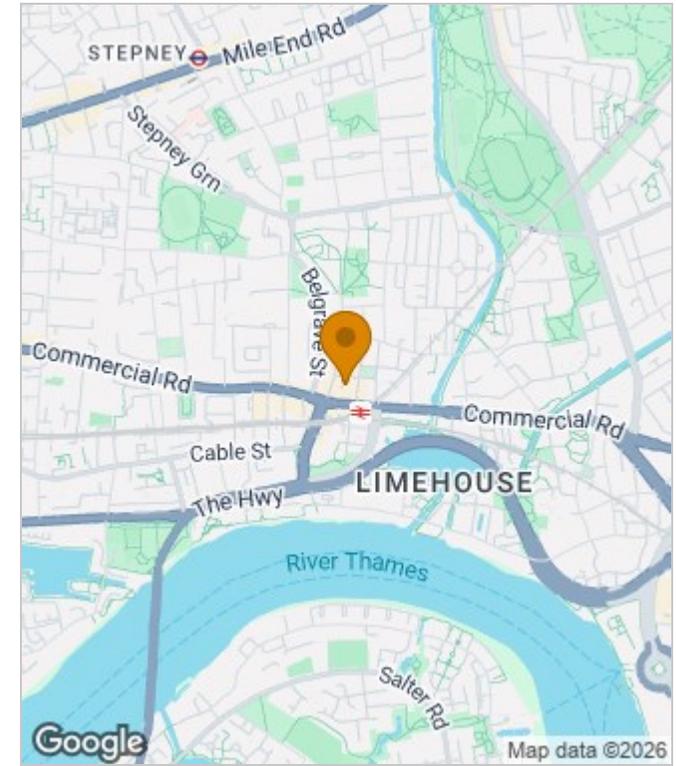
# Krupa Mews

Approx. Gross Internal Area 922 Sq Ft - 85.66 Sq M

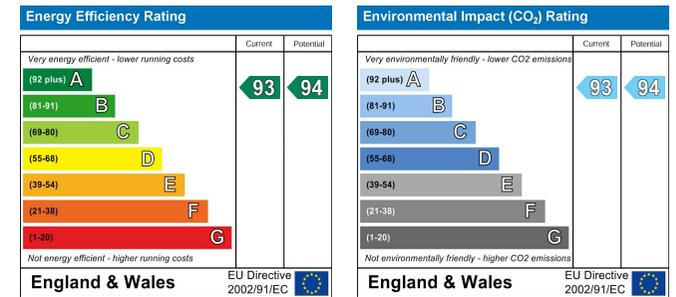


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## Area Map



## 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.