

# Franklyn James



## 9 Escapade Place

, London, E14 0WJ

Asking Price £680,000

Just one stop from Canary Wharf via Blackwall DLR — only a short walk away — this apartment by Beech Grove Homes puts you on the doorstep of one of London's most dynamic commercial and lifestyle hubs. From luxury shopping at Crossrail Place and high-end gyms to riverside bars and award-winning restaurants, Canary Wharf has evolved into a destination in its own right. Whether you're commuting, dining out, or looking for weekend entertainment, everything is within easy reach.

The Elizabeth Line offers a faster than ever way of getting across London. Bank, Oxford Circus, Liverpool Street and Paddington are all accessible in under 25 minutes, making this one of the best-connected areas in the capital.

Generously sized at 1,105 sq. ft, features include three double bedrooms, a private balcony, and a separate winter garden. Ultimately, the home offers a smart, flexible layout ideal for modern city living along with the added convenience of a concierge service.

The open-plan living, kitchen and dining area are filled with natural light and opens directly onto a respectable size balcony — perfect for morning coffee or winding down in the evening. The main bedroom comes complete with built-in wardrobes and a sleek ensuite shower room. Two further double bedrooms and a separate family bathroom provide ample space for guests, children, or a home office setup. The apartment is finished in the Jet colour palette, with high-quality materials and contemporary detailing throughout.

### Viewing

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

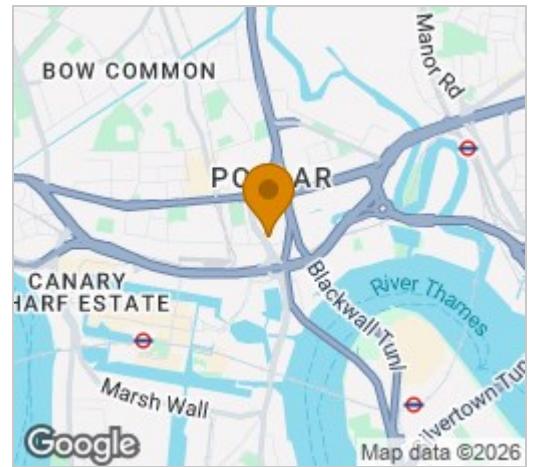
- Three spacious double bedrooms
- Open-plan living area with private balcony
- Separate winter garden
- Ensuite to main bedroom
- High-spec kitchen and bathrooms
- Short walk to Blackwall DLR
- Just minutes from Canary Wharf's shops, bars, restaurants and transport links



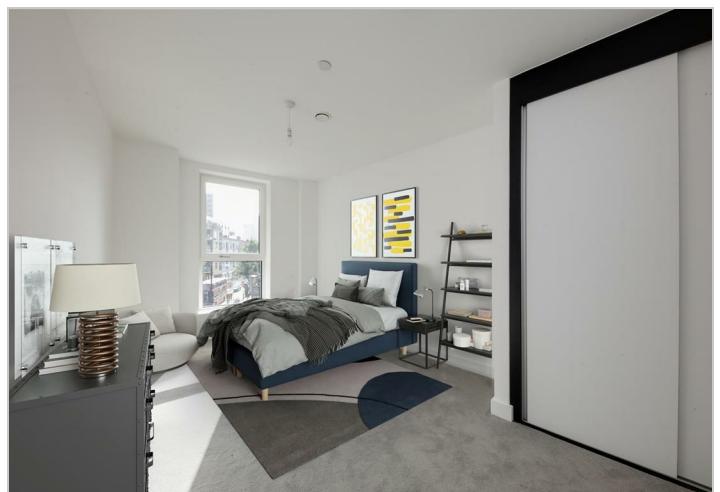
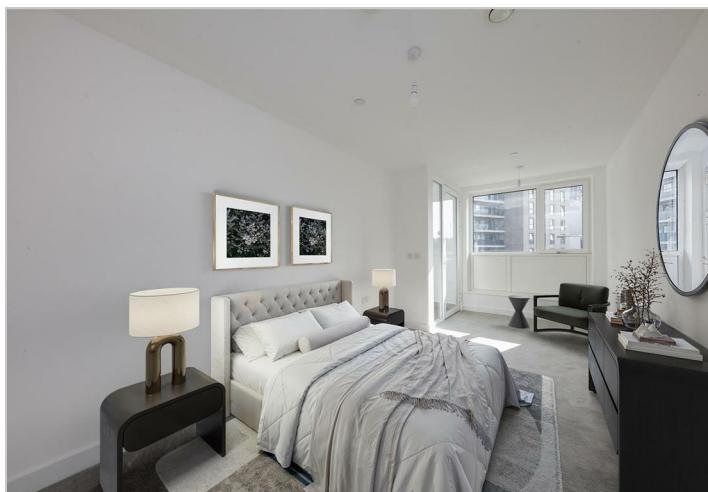
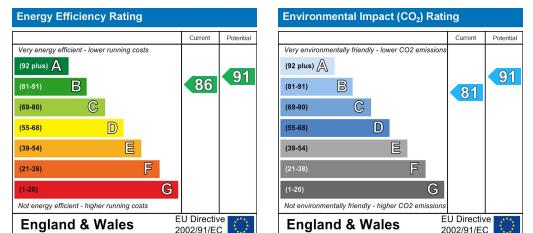
## Floor Plan



## Area Map



## Energy Efficiency Graph



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