

Franklyn James



2 Elmira Street

, London, SE13 7FQ

Offers In Excess Of £365,000

A stunning 12th-floor apartment nestled within one of Lewisham's most esteemed developments. Enjoy the panoramic views from the height of the 12th floor, allowing natural light to grace the contemporary interiors throughout the day. Boasting two spacious bedrooms and two modern bathrooms, this residence offers a blend of sophistication and comfort.

This meticulously designed apartment features a well-appointed kitchen equipped with modern appliances, complemented by an inviting living space perfect for relaxation and entertainment. With its strategic location, residents have easy access to the vibrant amenities of Lewisham while relishing the tranquility of this elevated haven.

Perfectly located for the convenience of Lewisham Railway & DLR as well as local amenities and shops. There is also an abundance of shopping facilities with nearby with Lewisham high street being a stones throw away where you will find restaurants, boutique shops and coffee shops.

Tenure - Leasehold
Remaining Lease Length - 114
Ground Rent - £225pa
Service Charge - £2330 approx
Tax Band - C, London Borough Of Lewisham

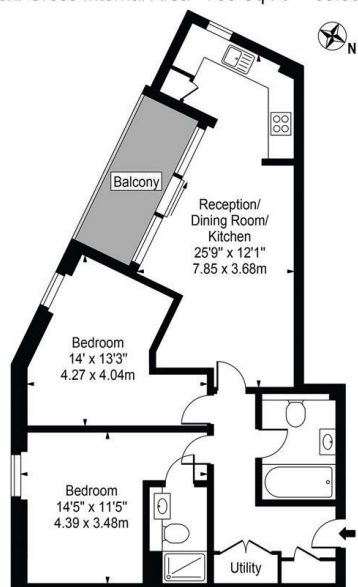
- 12th floor apartment with stunning views
- Generously sized bedrooms
- 2 modern bathrooms
- Close to Lewisham railway station & DLR
- A range of local amenities
- Private balcony

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

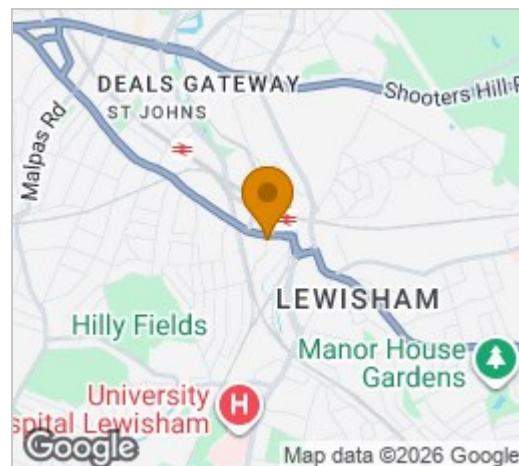


Twelfth Floor

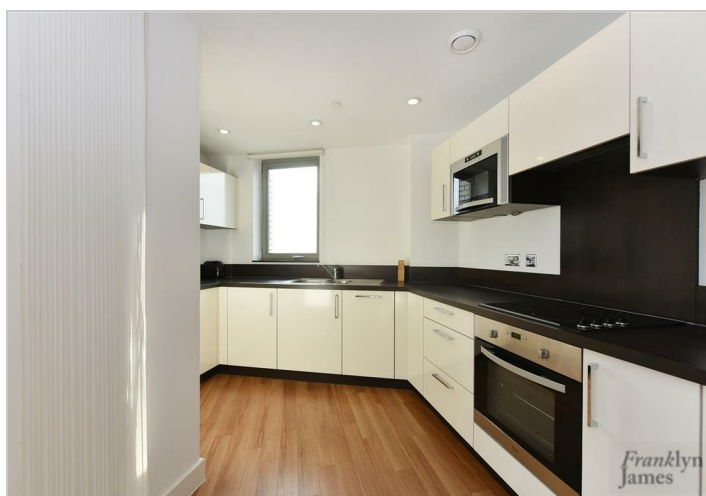
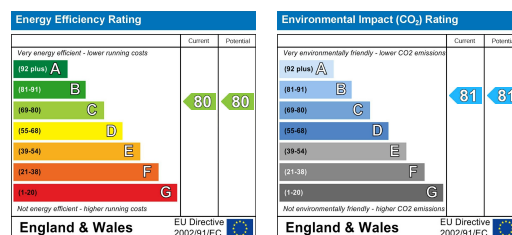
For Illustration Purposes Only - Not To Scale

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 Efficiency 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.

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