

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 Lewisham high street being a stones throw away where you will find restaurants, boutique shops and coffee shops.

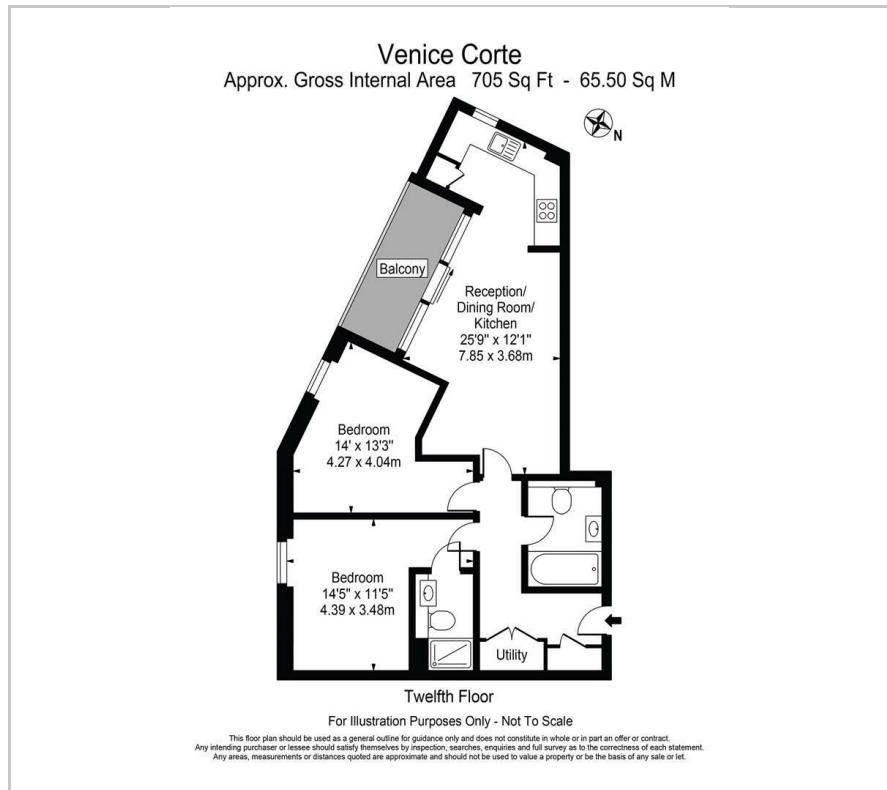
Tenure - Leasehold
Remaining Lease Length - 114
Ground Rent - £225pa
Service Charge - £2330 approx
Tax Band - C, London Borough Of Lewisham

- 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

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---|---|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 80 | 80 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | EU Directive 2002/81/EC | |



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