

# Franklyn James



## Carbis Road

, London, E14 7TH

Asking Price £750,000

Nestled in the heart of Limehouse, this modern and recently refurbished four-bedroom townhouse offers the perfect blend of style and functionality. The open plan kitchen/diner, featuring expansive bi-fold doors, seamlessly connects the indoors to the 20-meter garden, creating an inviting space for relaxation and entertaining.

Three double bedrooms and a versatile single room which is ideal for an office, dressing room or child's room, this home provides ample flexibility to suit your needs. The property's advantageous location backing onto a park ensures a sense of openness and privacy.

Enjoy the convenience of walking distance to Limehouse Station on the DLR and Mile End station on the central line, as well as access to excellent local schools, parks, restaurants, and family-friendly cafes. Experience the best of modern living at Carbis Road.

The property comes with a off street parking space, is offered unfurnished and is pet friendly!

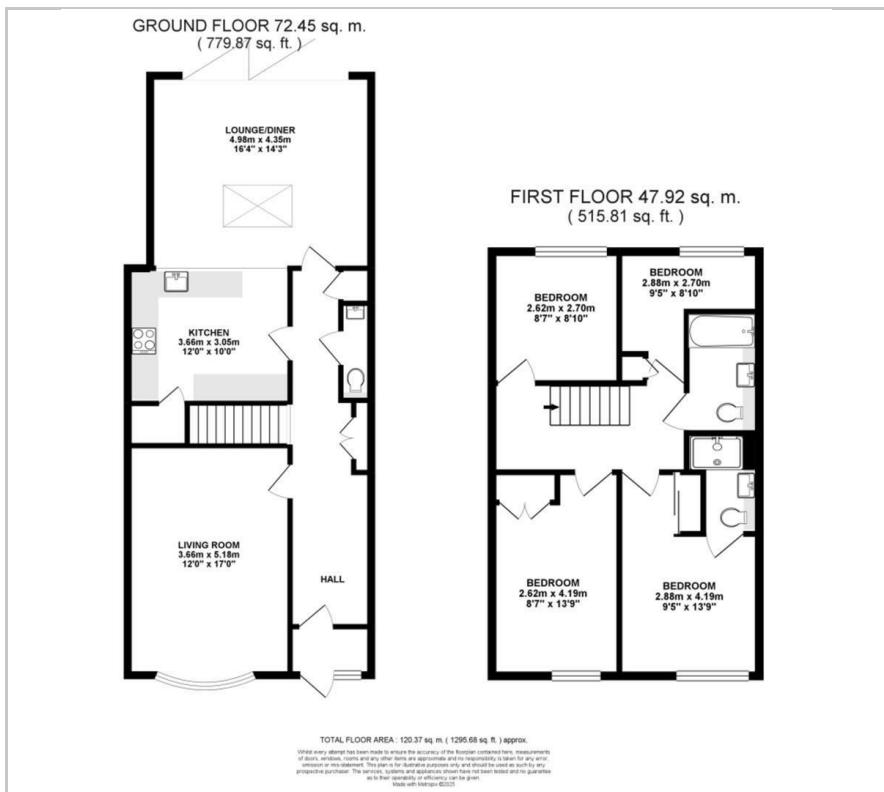
- Unfurnished
- Four bedrooms
- Two bathrooms
- Recently refurbished
- Large landscaped 20-meter garden
- Off street parking
- Local amenities
- Short distance to Canary Wharf
- Close to Limehouse DLR and Mile End station
- Pet friendly

### 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



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	76	
(38-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales			
EU Directive 2002/81/EC			
England & Wales			



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