

Franklyn James



7 Branch Road Limehouse, London, E14 7JX Asking Price £635,000

CHAIN FREE - Franklyn James are proud to present this impressive two double bedroom apartment located wonderfully for Limehouse DLR station, with stunning balcony views of Limehouse Marina. Internally the apartment has been refurbished throughout, offering real wood flooring in the south facing lounge. Leading into the kitchen you will find natural stone travertine flooring along with marble kitchen worktops and fitted AEG and Bosch appliances. Through the hallway you will find a spacious master bedroom, also south west facing, with built in wardrobes and complete with a four-piece en-suite bathroom including a whirlpool jacuzzi bathtub and natural stone tiles.

Further down the hallway you will find a spacious second bedroom also complete with built in wardrobe, and a second family shower room with marble tiles. Both en-suite bathroom and the family shower room benefit from underfloor heating with touch screen temperature control.

The development include 24-hour concierge, secure underground parking and well maintained gated residents' communal garden with waterfall features and Limehouse Marina and Canary Wharf skyline views.

Viewing

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

- South facing two bedroom apartment
- Two bathrooms
- Refurbished to a high standard
- Private balcony
- Secure underground parking
- 24 hour concierge
- Communal gardens with water feature
- Short walk away from Limehouse DLR
- Popular development near Limehouse marina
- Chain free



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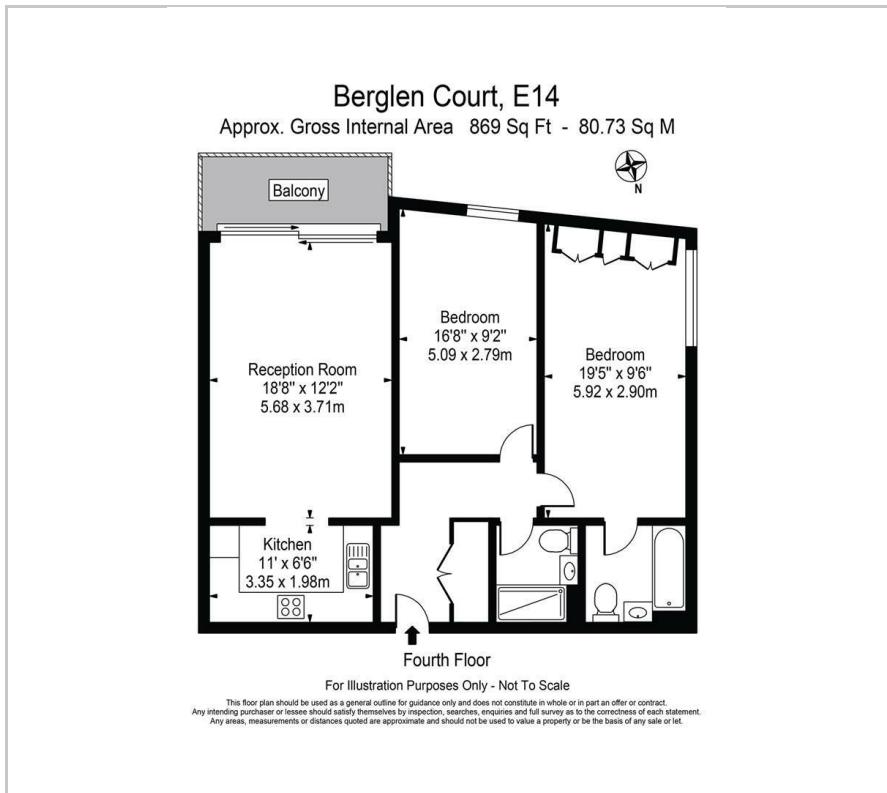


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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