

# Franklyn James



## 4 Boulcott Street

, London, E1 0HR

Asking Price £350,000

A modern one double bedroom apartment located within a short walk from Limehouse DLR Station. The property comprises secure entrance with lift, spacious hallway with built in storage, large open plan living room with modern kitchen with integrated appliances and Juliet balcony, double bedroom and and luxury three piece bathroom.

The development is located on a peaceful street off Commercial Road, benefiting from an abundance of eateries and convenience shops. Travel is made easy from either Limehouse DLR or C2C station, which is located a short walk away, and several 24 hour buses leading to and from The City and Canary Wharf. Narrow Street, with plenty of charming restaurants and pubs, is just a few hundred metres away. Cyclists will enjoy the locked bike shed and nearby canal and CS3 access.

Council Tax Band: C

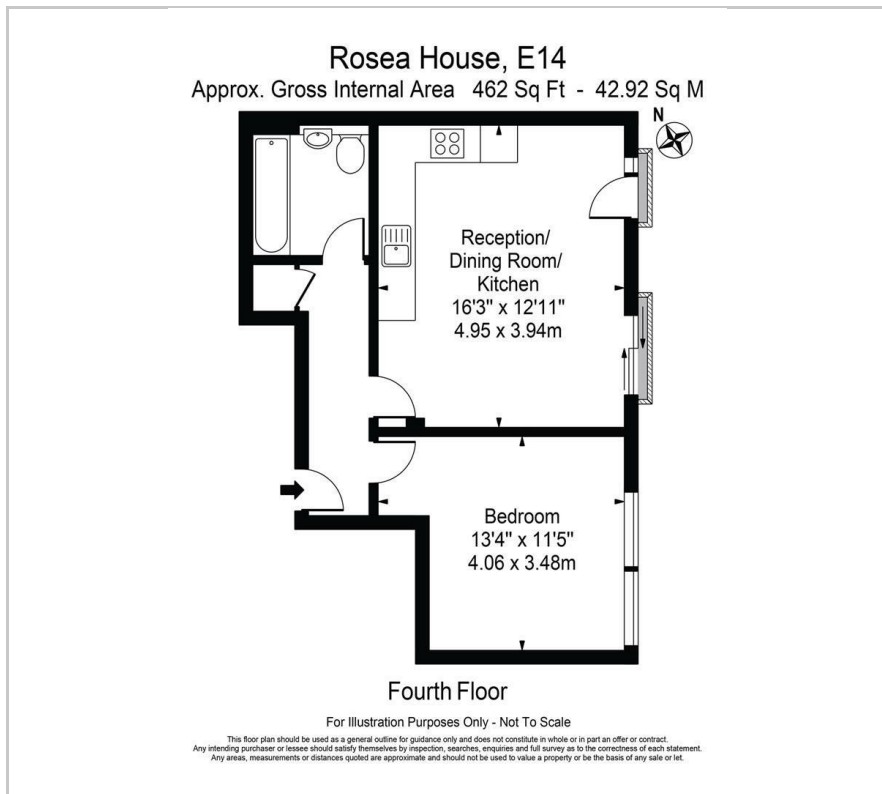
### Viewing

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

- Modern double bedroom apartment
- Situated on the 4th floor
- Modern kitchen with integrated appliances
- New boiler
- Great location near Limehouse DLR Station
- Low Service charge of £965.00 p.a
- Ground rent: £250 p.a
- Long lease of 115 years
- Great first-time purchase or buy-to-let investment



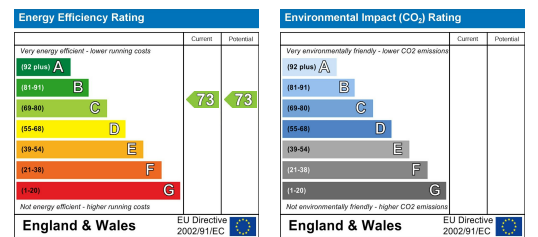
# Floor Plan



# Area Map



# Energy Efficiency Graph



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