

# Franklyn James



18 St. Annes Street,  
, London, E14 7QB  
Asking Price £410,000

Franklyn James are pleased to present this stunning two bedroom, two bathroom apartment set on the third floor of Birkdale House.

Offered in excellent condition throughout, this bright and spacious apartment features a stylish open plan kitchen and living area, complete with floor to ceiling windows that open onto a private balcony flooding the space with natural light. The modern kitchen is fully fitted with high spec integrated appliances and generous storage, making it perfect for both everyday use and entertaining.

The principal bedroom benefits from built in wardrobes and a sleek en suite shower room. A second double bedroom offers versatility, ideal as a bedroom, guest room, home office or nursery. A contemporary family bathroom completes the accommodation.

Further benefits include access to a beautifully landscaped communal garden, a residents' rooftop terrace with stunning skyline views, and a 24 hour concierge service. The property also offers secure underground parking.

Ideally located, Birkdale House is just a 10-minute walk from both Westferry and Limehouse DLR stations, offering quick links to Canary Wharf, the City, and beyond. Local amenities, cafés, and boutique shops are right on your doorstep, while the green open spaces of Victoria Park and Mile End Park are just minutes away.

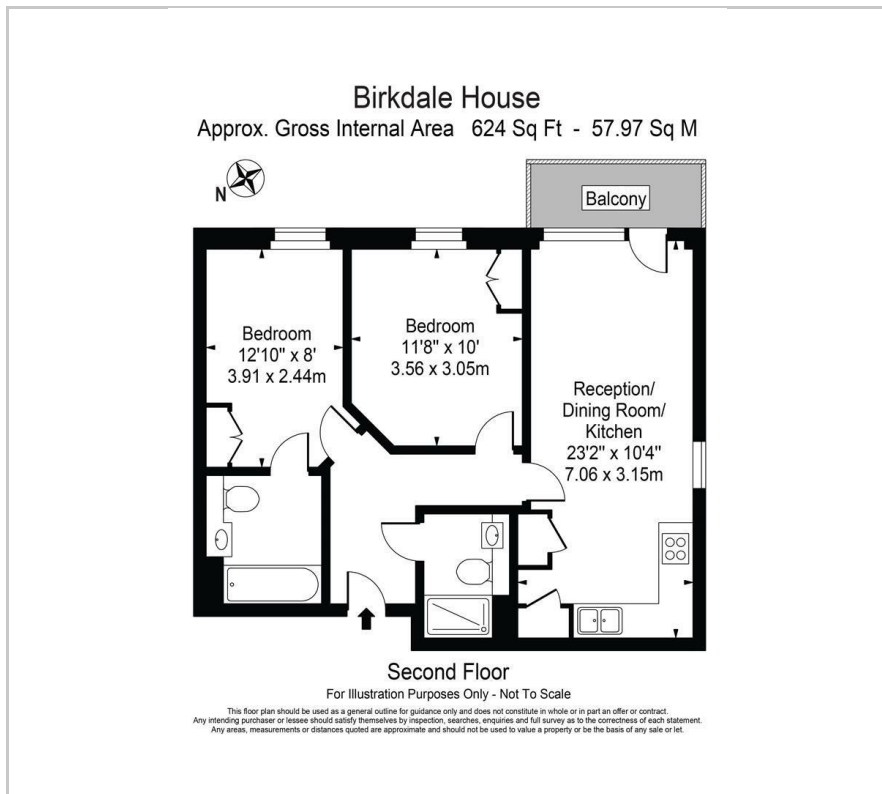
- Two double bedrooms
- Two modern bathrooms
- No ground rent
- Versatile second bedroom which ideal as guest room, home office or nursery
- Secure underground parking
- 24 hour concierge service for added security and convenience
- Abundance of natural light
- Access to beautifully landscaped communal gardens and rooftop terrace with skyline views
- 20 mins walk from Elizabeth and Jubilee lines
- Fully fitted kitchen with high quality integrated appliances

## Viewing

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



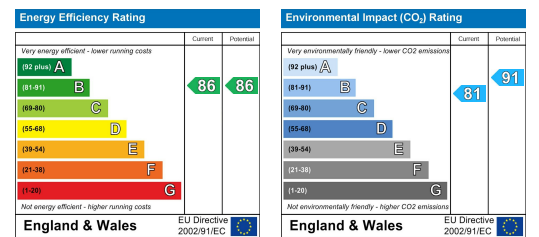
# Floor Plan



# Area Map



# Energy Efficiency Graph



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