

*Franklyn
James*



Goodhart Place, E14 8EQ

£600,000

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- Share of freehold
- Dual aspect balconies
- Views over the River Thames
- On site concierge
- Two modern bathrooms
- Chain free

EPC rating- D
Tax band- F



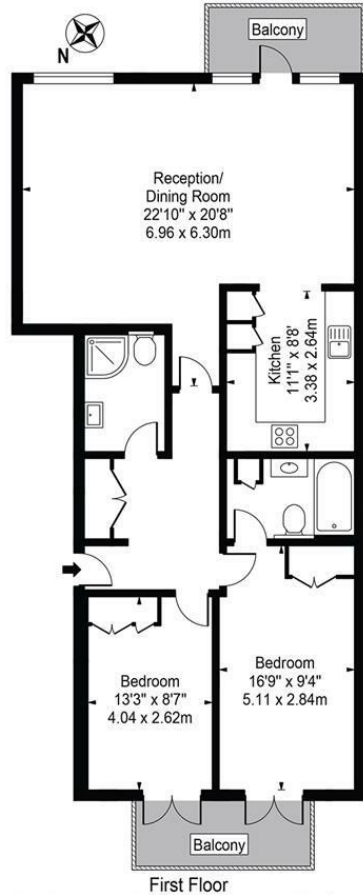
Situated on the first floor of a secure, gated and portered development in the heart of Limehouse, this well-presented two-bedroom apartment offers an excellent opportunity for owner-occupiers and investors alike.

The property features a spacious and well-balanced layout, complemented by two private balconies that provide additional outdoor space. The bright reception room offers ample space for both dining and relaxing, with direct access to a private balcony enjoying views towards the River Thames. A respectable size kitchen is fitted with integrated appliances, creating a practical and stylish living environment.

The master bedroom benefits from built-in wardrobes, an en-suite bathroom, and access to an additional private balcony overlooking the communal gardens. The second bedroom is also a generous double with fitted storage and access to outdoor space, making it ideal for guests, a home office, or sharers. Both bathrooms have been finished to a high standard with contemporary fittings.

Residents enjoy the added benefits of a weekday concierge service, secure allocated parking, and access to a well-maintained communal garden. Ideally located close to Limehouse DLR and C2C stations, the property offers excellent connectivity to Canary Wharf, the City, and beyond, alongside a range of local amenities, riverside walks, and popular restaurants and pubs nearby.

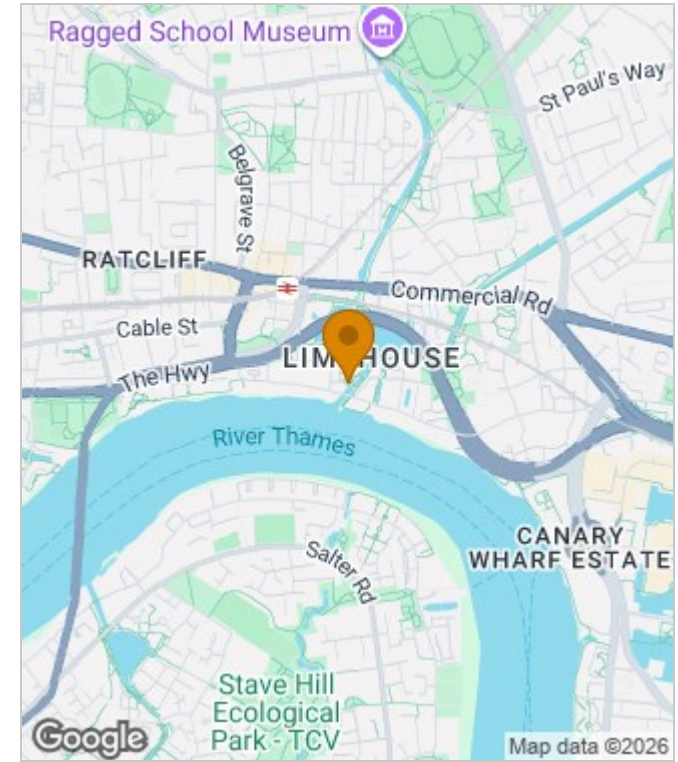
Goodhart Place
 Approx. Gross Internal Area 964 Sq Ft - 89.56 Sq M



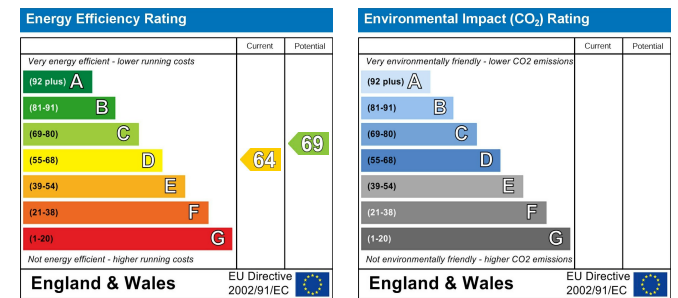
First Floor
 For Illustration Purposes Only - Not To Scale

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Area Map



Energy Performance Graph



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