

# Franklyn James



## Flat 1 Falcon Way

Isle of Dogs, London, E14 9UP

Asking Price £495,000

Rare to the market is this beautiful two-bedroom apartment situated on the ground floor and located in the quiet residential cul-de-sac of Falcon Way. Recently refurbished to a high standard, and in excellent condition, this property comprises a light & spacious reception area with private rear garden that boasts stunning views of the Millwall Docks and Canary Wharf. Internally you will discover a contemporary fully fitted kitchen, well presented four-piece family bathroom suite, and two good sized double bedrooms. Additional benefits include ample storage, private parking, boat mooring facilities and on-site security team. Falcon Way is well-located just a few minutes' walk from Mudchute DLR providing quick and easy access into Canary Wharf, The City and Greenwich. The area is surrounded by open spaces, parks, farms, and docks, as well as being situated in the catchment area for the Ofsted rated 'outstanding' Canary Wharf college. Also situated just a short stroll from Canary Wharf you will find an abundance of shops, restaurants, and bars for all your social endeavours. A viewing is highly recommended.

- Two double bedrooms
- One bathroom
- Allocated parking
- Picturesque views of the docks & Canary Wharf
- Private rear garden
- Great transport links

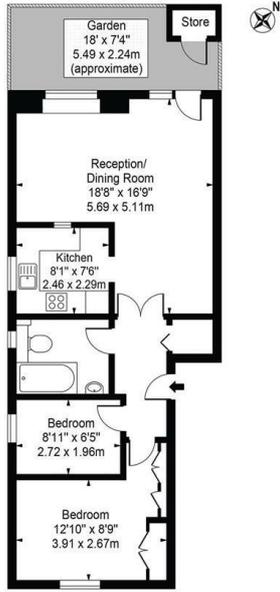
### Viewing

Please contact our Westferry Sales Office on 02070056080 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

Falcon Way, E14  
 Approx. Gross Internal Area 632 Sq Ft - 58.71 Sq M  
 (Excluding Store)



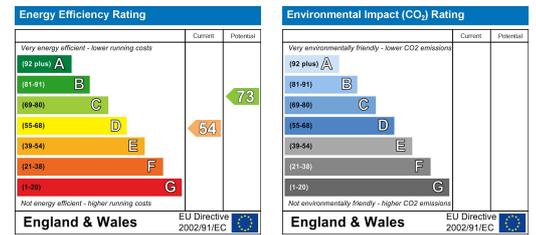
Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

# Area Map



# Energy Efficiency Graph



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