

# Franklyn James



## 30 Ferry Street Isle of Dogs, London, E14 3DT Asking Price £495,000

With direct river views and a sleek modern finish, Franklyn James are proud to present this two-bedroom apartment to the market. The property comprises entrance with lift access, a large open-plan living room and kitchen fitted with high-spec appliances and with direct access to a river facing balcony, two generous double bedrooms with en-suite to master and separate three-piece bathroom. Further benefits from hardwood flooring throughout, floor-to-ceiling windows, built in storage and fully tiled bathrooms.

The DLR connections of Island Gardens and Mudchute are nearby, and the apartment is also within the catchment area for Canary Wharf College. Further benefits from being close to Mudshute Pier and the Greenwich Foot Tunnel.

Council Tax Band: E

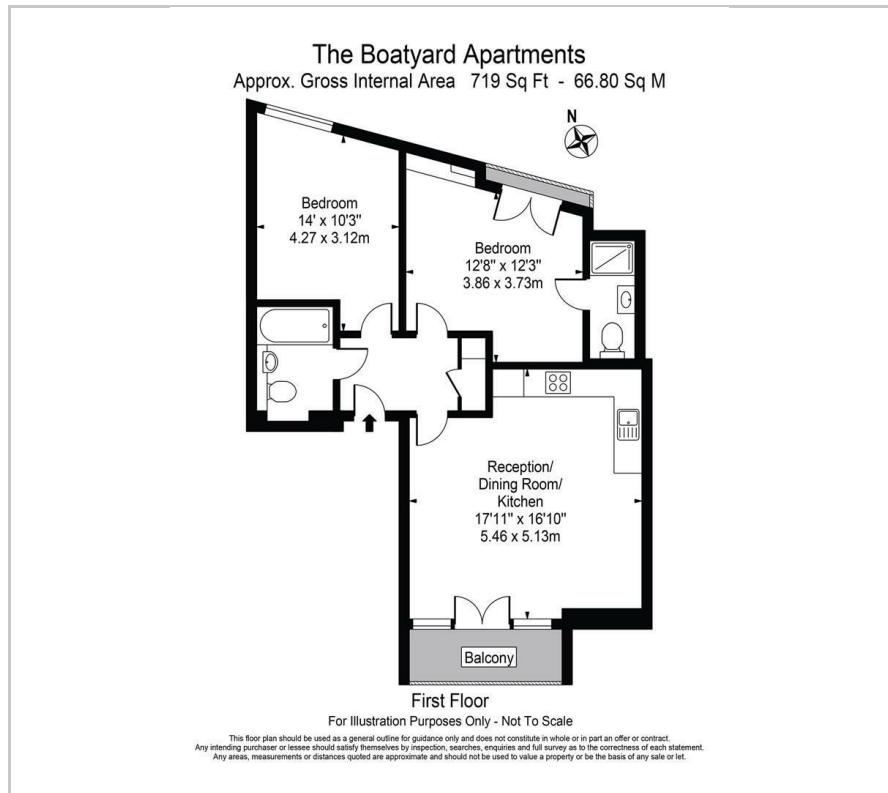
- Modern two bedroom apartment
- Two bathrooms
- River facing private balcony
- Lift access
- Fantastic location
- Close to Island Gardens DLR
- Walking distance to Greenwich Foot Tunnel
- Service charge per year: £2,212.00
- Lease length remaining: 110 years
- No ground rent

### 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



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	73	74
(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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