

Franklyn James



93 Stainsby Road

, London, E14 6JN

Asking Price £410,000

Franklyn James are delighted to present this fantastic two bedroom two bathroom, ground floor apartment located in the popular Abbotts Wharf Development. This bright and quiet apartment is well maintained and offers a private terrace.

Offering generous internal living space, the large, open plan reception room with floor to ceiling windows leads on to the private terrace. The kitchen is fully fitted with base and wall units and a breakfast bar. The Master bedroom includes built-in wardrobes and ensuite facilities, there is also a further double bedroom which is ideal for guests or a home office, it comes with a modern bathroom, and has two large storage cupboards in the corridor.

Abbotts Wharf is a gated development which includes a 24-hour concierge and security service and is ideally located being within proximity to both Langdon Park & Westferry DLR stations, offering individuals easy access to public transport. Canary Wharf with all its amenities, shops and restaurants is a 15 min walk away. Bartlett Park is a stone's throw away which offers a large green space, café, and bakery. Iconic riverside restaurants and pubs in Limehouse are reachable within a 10 min walk along the canal.

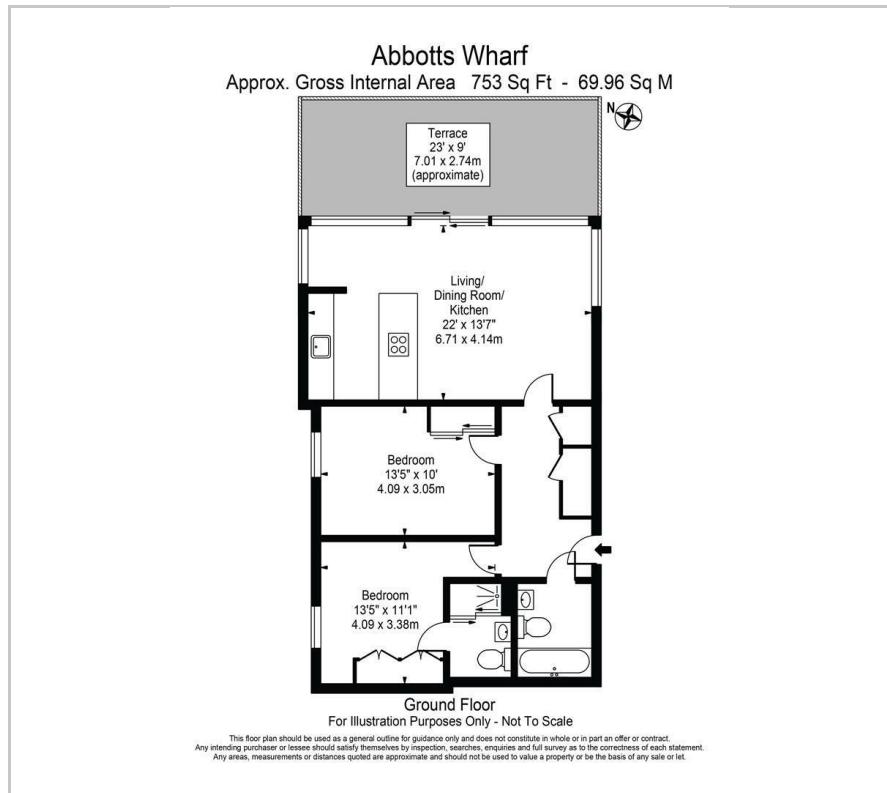
- 24 Hour concierge
- Prime location
- Close to Bartlett Park
- Ideal first time buy
- Chain free
- Long lease
- Well presented

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 ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	79	79
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.