

Franklyn James



1 Hull Place , London, E16 2SN Asking Price £350,000

CHAIN FREE - Offering a fantastic riverside location and direct river views, Franklyn James are proud to offer this spacious two bedroom, two bathroom property to the market. Located on the fourth floor with lift access, this property comprises a spacious open plan living room and kitchen with the added benefit of access to a private balcony overlooking the river, a spacious master bedroom with ensuite shower room, second double bedroom and a family bathroom.

Galleons Lock is located in an area which has seen massive development in recent years, and is within a 9 minute walk from King George V DLR Station. Galleons Reach DLR is within easy reach allowing easy access to Canary Wharf, into City, and the Elizabeth line at Custom House. The property benefits from access to a shared site-concierge service and overlooks the River Thames. Galleons Reach Shopping Centre with its range of shops and restaurants including a large Tesco Extra is just a mile from the property. You can also easily access Sainsbury's, Asda and Lidl which are all within a 5 minute bus or car journey.

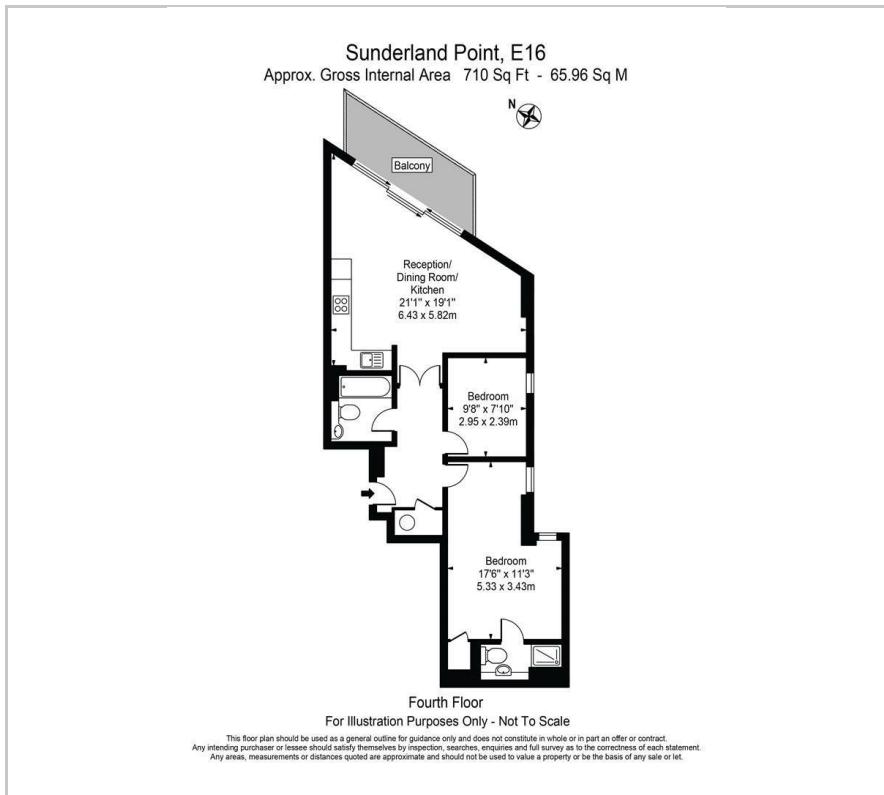
- Spacious two bedroom apartment
- Private balcony with views of the River Thames
- Spacious open-plan kitchen/diner
- En-suite master shower room & family bathroom
- 710 SqFt / 65.96 SqM
- Fantastic riverside location
- Secure allocated underground parking
- Chain-free
- 24 hr on-site security/concierge
- EWS1 compliant (A1 rating)

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	79	80
(81-91)	B		
(68-80)	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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