

# Franklyn James



## Glengall Grove

, London, E14 3NB

Asking Price £390,000

A split-level, three-bedroom apartment ideally located being within close proximity to Crossharbour DLR and Canary Wharf. The property comprises reception room leading to private balcony, fitted kitchen, three bedrooms and a main family bathroom.

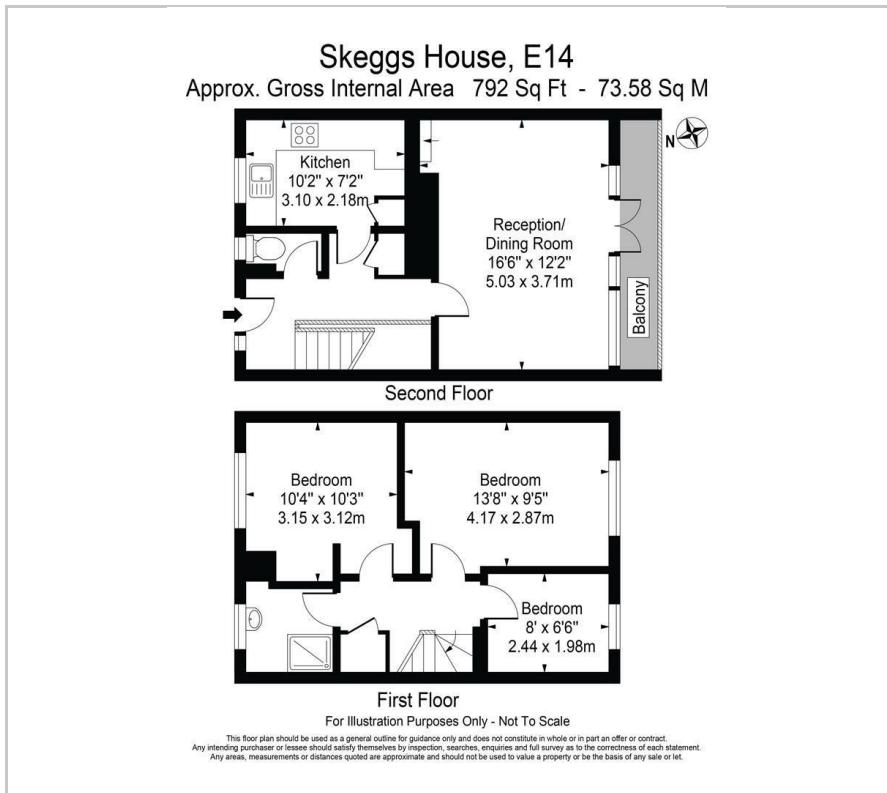
- Three bedroom apartment
- Duplex property
- Private balcony
- Chain free
- Excellent location
- Close to Crossharbour DLR
- Fantastic buy-to-let investment opportunity

### 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	76	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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