

Franklyn James



Langbourne Place

Isle of Dogs, London, E14 3WN

Offers In Excess Of £595,000

EWS1 B1 RATING Franklyn James is proud to present this stunning, two double bedroom sub penthouse apartment situated on the sixth floor with panoramic views of Canary Wharf. Internally the property boasts over 1000 square feet of internal space and includes a large open plan kitchen/reception room with floor to ceiling windows, which leads out onto an amazing private wrap around balcony with river views, a fully integrated kitchen, a master bedroom with an en-suite bathroom, a second bedroom and four-piece family bathroom suite.

Langbourne Place is perfectly positioned for both Island Gardens and Mudchute DLR stations, which provide excellent links into the City and Canary Wharf. Further benefits include a share of the freehold, allocated parking spaces and on-site concierge. Call to arrange your viewing.

Viewing

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

- Two double bedrooms
- Two bathrooms
- Wrap-around balcony
- Allocated secure parking space
- Concierge service
- Close to Island Gardens DLR station
- Panoramic views of Canary Wharf and over Mudchute Farm to the O2
- Share of freehold & 975 year lease
- B1 EWS1 form rating
- Energy efficient heating installed in 2021



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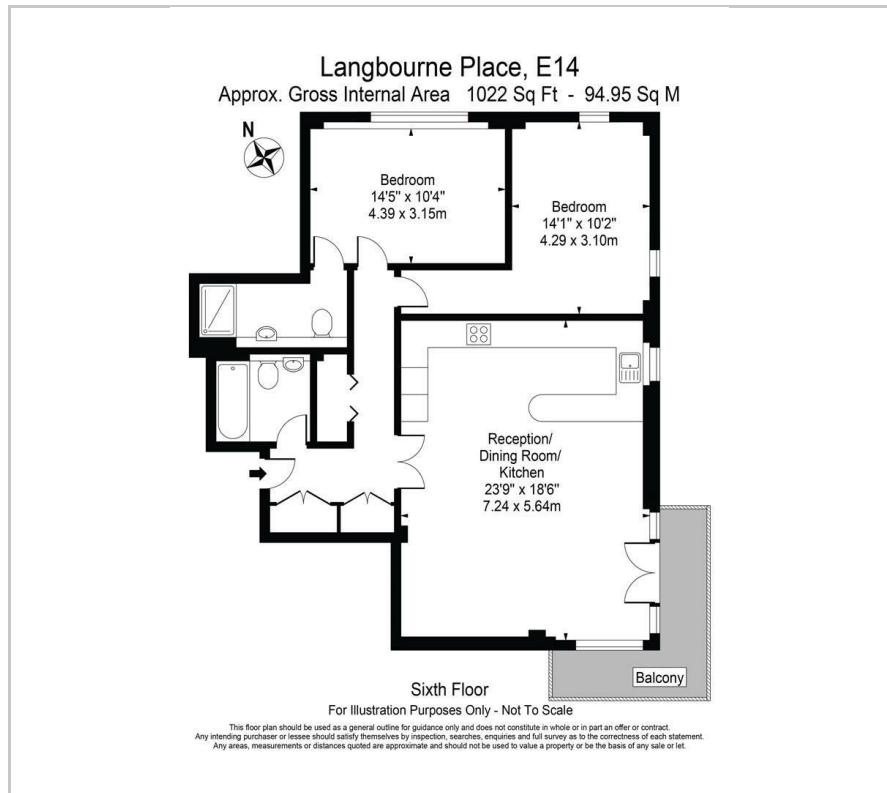
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(68-80)	C	(68-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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