

*Franklyn
James*



Goodhart Place, E14 8EQ

£600,000

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- Share of freehold
- Dual aspect balconies
- Views over the River Thames
- On site concierge
- Two modern bathrooms
- Chain free

EPC rating- D
Tax band- F



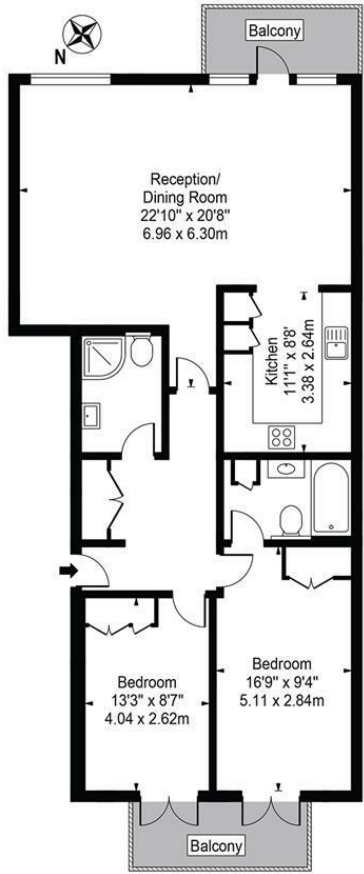
Situated on the first floor of a secure, gated and portered development in the heart of Limehouse, this well-presented two-bedroom apartment offers an excellent opportunity for owner-occupiers and investors alike.

The property features a spacious and well-balanced layout, complemented by two private balconies that provide additional outdoor space. The bright reception room offers ample space for both dining and relaxing, with direct access to a private balcony enjoying views towards the River Thames. A respectable size kitchen is fitted with integrated appliances, creating a practical and stylish living environment.

The master bedroom benefits from built-in wardrobes, an en-suite bathroom, and access to an additional private balcony overlooking the communal gardens. The second bedroom is also a generous double with fitted storage and access to outdoor space, making it ideal for guests, a home office, or sharers. Both bathrooms have been finished to a high standard with contemporary fittings.

Residents enjoy the added benefits of a weekday concierge service, secure allocated parking, and access to a well-maintained communal garden. Ideally located close to Limehouse DLR and C2C stations, the property offers excellent connectivity to Canary Wharf, the City, and beyond, alongside a range of local amenities, riverside walks, and popular restaurants and pubs nearby.

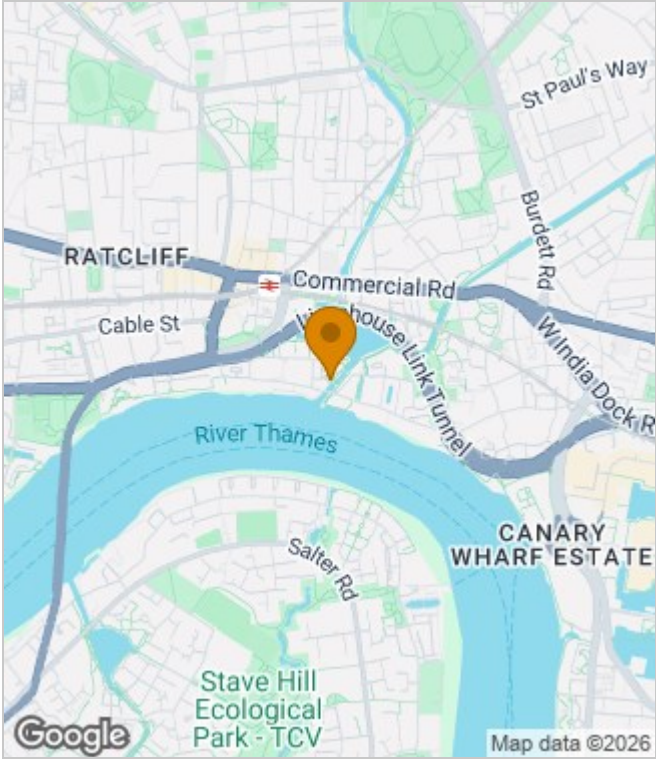
Goodhart Place
Approx. Gross Internal Area 964 Sq Ft - 89.56 Sq M



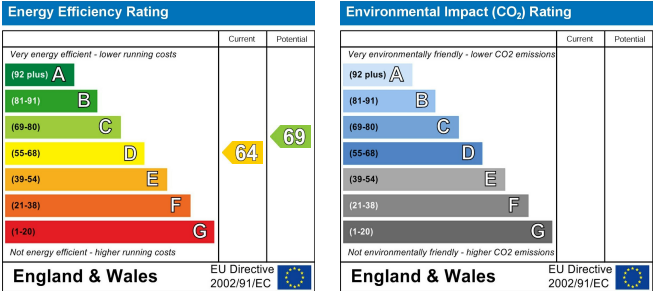
First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Area Map



Energy Performance Graph



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.

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