



## 69 BARLEYCORN WAY LONDON, E14 8DE

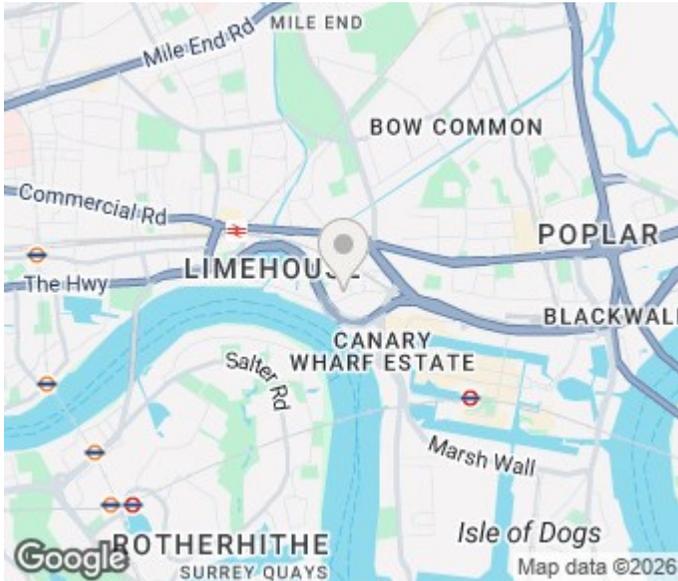
**£475,000**  
LEASEHOLD

Discover this exceptional three-bedroom apartment nestled in the highly desirable and historic Narrow Street of Limehouse.

The property boasts a well-appointed, separate kitchen that flows seamlessly into a generously proportioned reception room. From here, residents can enjoy impressive views of the Canary Wharf skyline. Each of the three bedrooms is comfortably sized and benefits from large windows, ensuring an abundance of natural light. The modern bathroom features stylish tiling and a convenient shower-over-bath. Additional highlights include plentiful storage space, elegant wooden flooring, and the added convenience of allocated, off-street parking.

Ideally situated, the development is just moments away from Westferry DLR station and a variety of local amenities, including shops, restaurants, and

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| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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