



PRICE GUIDE

**£349,950**

**Thomas Road**

London, E14 7YX

**GARETH**  
**JAMES**

## PROPERTY SUMMARY

A secure purpose-built lock and leave apartment perfect for modern city living. Situated next to the tranquil canal, this bright one-bedroom apartment boasts a private balcony, offering a peaceful retreat in a vibrant neighbourhood. Ideal for professionals, it's just moments from the DLR station at Westferry with easy access to Canary Wharf and the City thus ensuring effortless commutes. This is a fantastic opportunity for a ready-to-move-in home in a prime location. NO CHAIN.

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First Floor  
602 sq ft

Thomas Road, E14  
Approximate Gross Internal Area  
51,29 SQ.M / 552 SQ.FT



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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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>	<b>84</b>	<b>84</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

**GARETH  
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