



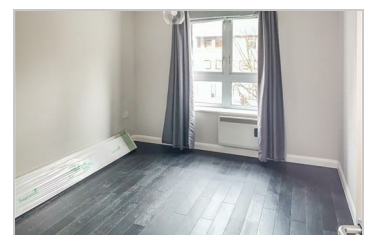
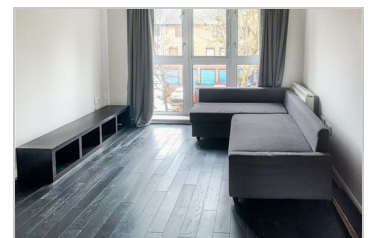
## 40 Horseferry Road, London, E14 8DF

### Offers In Excess Of £300,000

Sold.co.uk are delighted to offer to the market this centrally located 1 bedroom apartment. All local amenities can be easily accessed including local shops, local schools and transport links including Limehouse DLR station, taking you into the City of London in just two stops. The property is located on Horseferry road which is attached to Narrow street which has The Narrow by Gordon Ramsey a pub/restaurant less than a minute away. There is also a traditional old pub owned by Sir Ian McKellen called The Grapes which is just a short walk away. The property is also situated between the River Thames and Limehouse Basin with parks very close and lovely walks.

Briefly the accommodation comprises an entrance hall with storage cupboard, open plan newly refurbished kitchen/living room, one bedroom and a large bathroom. This property also benefits from electric central heating and double glazing throughout. Externally, there is a bicycle store, bin store, shed on-street parking is available for permit holders.

This family home offers the new owner the chance to stamp their own style. It would make an ideal investment property or first time buy. In our opinion it should be viewed to appreciate the opportunity and space on offer.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very low environmental impact - lower CO <sub>2</sub> emissions	Current	Potential
100-90% A			100-90% A		
80-90% B			80-90% B		
60-80% C			60-80% C		
40-60% D			40-60% D		
20-40% E			20-40% E		
10-20% F			10-20% F		
0-10% G			0-10% G		
82		84			

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 EU Directive 2002/91/EC