



Located on this quaint cobbled street is this spacious four storey Georgian house which offers approximately 1,880 sq ft of living accommodation.

**Newell Street, Limehouse, London, E14**

Guide Price £1,000,000 Freehold

**savills**

- Grade II Listed building in St. Anne's Conservation Area
- Period home built circa 1760
- Lots of potential
- Attractive cobbled street
- Well located
- Period home

#### Description

An impressive three bedroom period property which boasts approximately 1,880 sq ft of well-proportioned living accommodation set across four floors. Internally some modernisation is required, but there is masses of potential to turn this into a truly remarkable home. Accommodation comprises an incredibly spacious kitchen / diner, a separate utility area, and a generous sitting room which boasts lashings of natural light via the large sash windows. There are four three bedrooms, a sizeable family bathroom, a separate w.c., a study and front and back vaults.

Externally there is a secluded rear garden that backs on to the churchyard of St. Anne's (Nicholas Hawksmoor 172, in addition to a small private courtyard.

#### Local Information

Newell Street's location close to the River Thames, Limehouse Basin and Limehouse Cut is perfectly located for all local amenities including shops, bars and restaurants, such as The Grapes or Gordon Ramsay's The Narrow. Canary Wharf is close by and the DLR provides swift access to Bank. The newly opened Elizabeth line at Canary Wharf further aids connectivity throughout the capital and beyond.

All times and distances are approximate.

#### Tenure

Freehold

#### Local Authority

Tower Hamlets

#### Council Tax

Band = F

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.  
Telephone: +44 (0) 20 7531 2530.

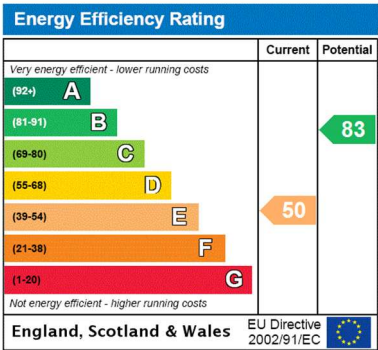




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Gross Internal Area 1880 sq ft, 174.7 m²

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