



THIS IS A TRULY EXCEPTIONAL PENTHOUSE APARTMENT

RATCLIFFE WHARF
18-22 NARROW STREET, E14

Guide Price £2,000,000, Share of Freehold



THIS IS A TRULY EXCEPTIONAL PENTHOUSE APARTMENT WITH UNINTERRUPTED VIEWS OF THE THAMES. IT OFFERS TWO BEDROOMS LAID OUT OVER TWO FLOORS WITH A SUPER SOUTH-FACING TERRACE

RATCLIFFE WHARF, 18-22 NARROW STREET,
E14

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A south-facing penthouse with views across the River Thames • Two bedrooms, both with en-suite • A sizeable reception room encompassing the kitchen • Offering a top floor roof terrace with built-in BBQ • Beautifully decorated • Basement storage

2 Bedrooms • 3 Bathrooms • 1 Reception

- EPC Rating = D
- Council Tax = G

Situation

The apartment is located on Narrow Street which runs parallel with the Thames. From here there are a number of pubs and restaurants with an enviable river location. Limehouse DLR is approximately 0.2 miles in distance taking you to Bank in less than 7 minutes and to Canary Wharf in less than 5.

Canary Wharf can be accessed along the Thames Path and within a 15 minute walk. From here there is a multitude of restaurants and bars as well as five shopping malls.

Description

The main reception space extends to over 36" and has been thoughtfully designed to create a number of different areas including a dining space. The contemporary kitchen forms a sleek space with handleless white gloss units as well as wall to ceiling cupboards.

From the reception room there is access onto a balcony which sits on the corner of the building and stairs leading to the upstairs. Here there is a welcoming study with doors leading straight out onto the decked terrace complete with an alfresco kitchen. This room can also be used as a third bedroom as it benefits from a separate bathroom.

Downstairs there are two further bedrooms. The master bedrooms benefits from built-in cupboards and an en-suite wet room.

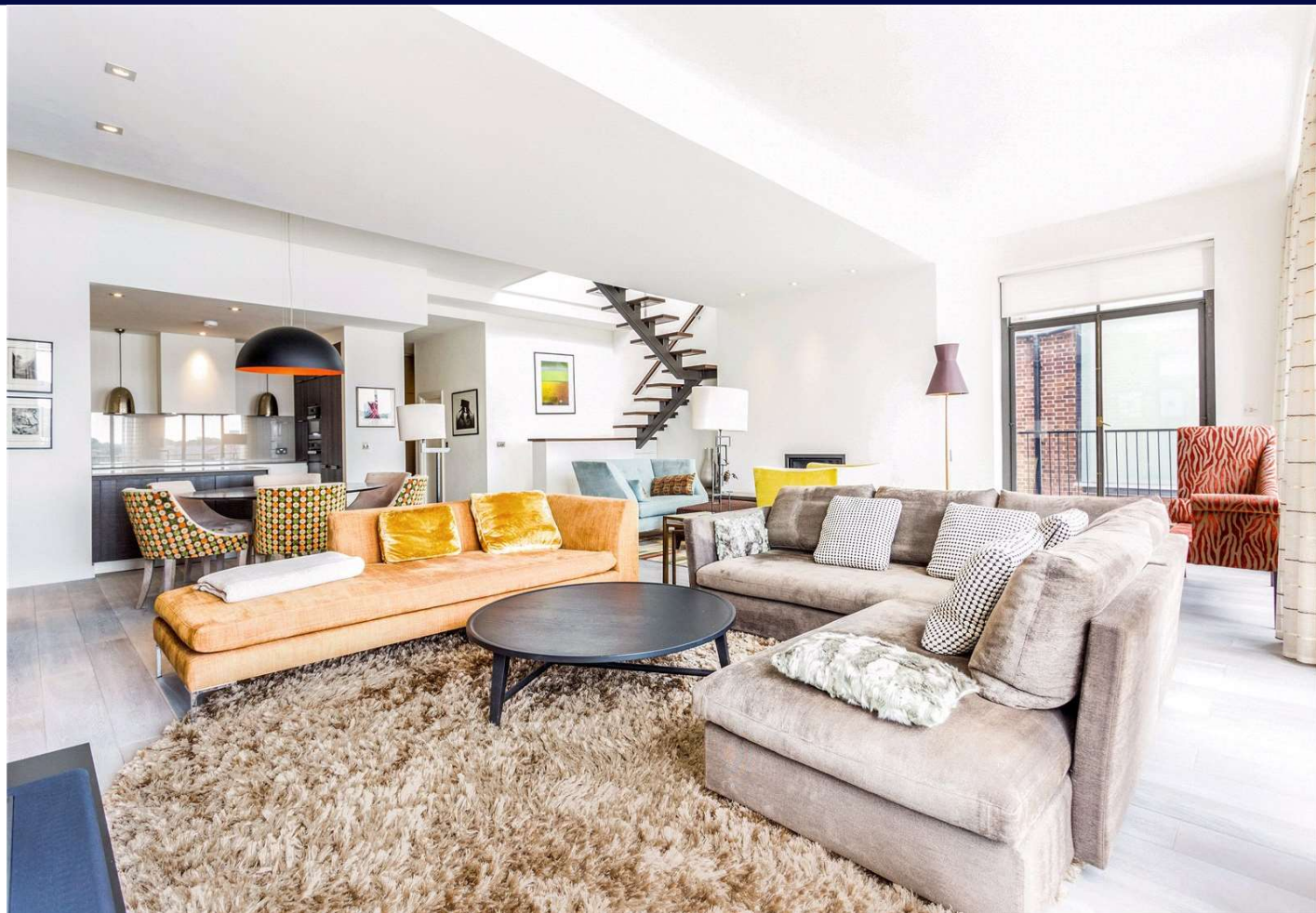
Additionally, there is a further family bathroom and a cleverly designed utility room. Downstairs, in the basement of the building, each apartment benefits from allocated storage.

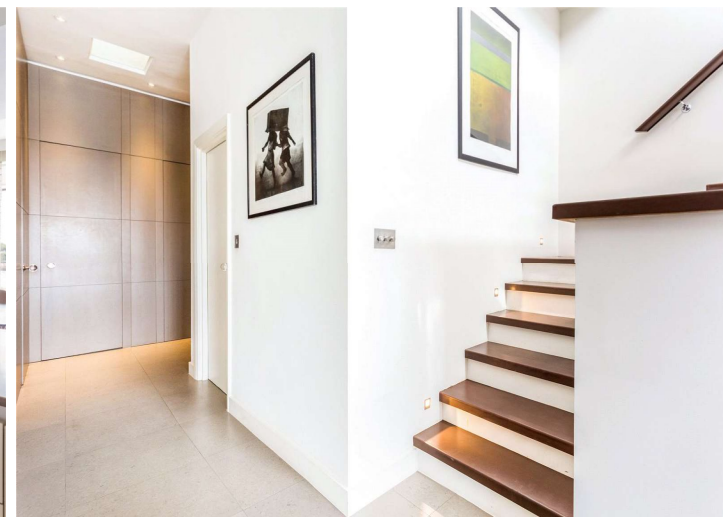
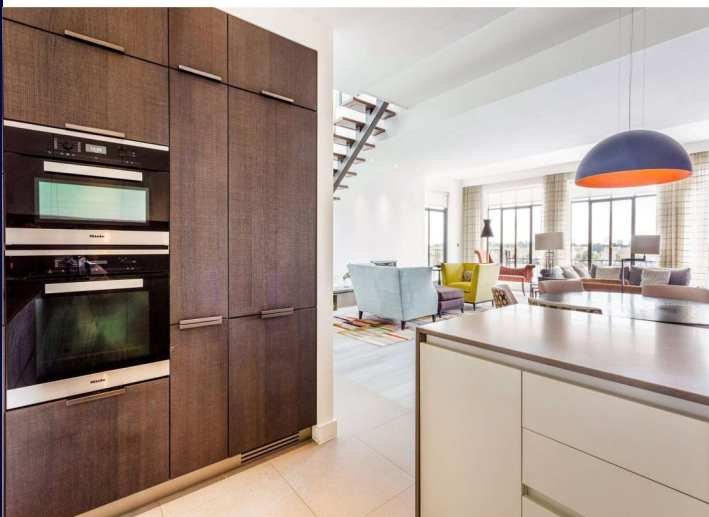
Tenure

Share of Freehold

Local Authority

London Borough of Tower Hamlets







FLOORPLANS

Gross internal area: 1979 sq ft, 183.9 m²

Narrow Street, Limehouse, E14

Gross Internal Area (approx) = 183.9 sq m / 1979 sq ft (Excluding Void)

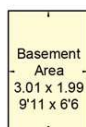
Basement Area = 6.0 sq m / 64 sq ft

Total = 189.9 sq m / 2043 sq ft

Balcony & Terrace Area = 62.1 sq m / 668 sq ft

For identification only. Not to scale.

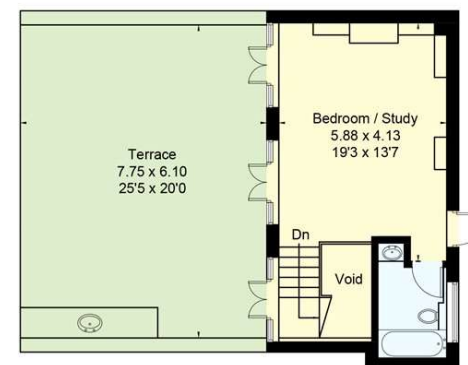
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Basement



Second Floor



Third Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		56	57
EU Directive 2002/91/EC			