



Positioned in a private gated development is this stunning warehouse conversion which offers approximately 983 sq ft of living space.

**Foundry House, 47 Morris Road, London, E14**

£600,000 Leasehold (972 years remaining)





- Superb warehouse conversion
- Approximately 983 sq ft
- Private balcony
- Plenty of original character
- Secure parking

### Description

Internal viewing comes highly recommended on this superb 1st floor warehouse conversion, which needs to be seen to be appreciated. Boasting approximately 983 sq ft of living space, this impressive conversion retains plenty of original character with high ceilings, exposed brickwork and large windows. Internally there is a vast open plan living area, which houses a fitted kitchen, and also provides access out onto a private balcony.

An additional room has been created and many residents in the building have utilised the generous living areas to suit their own needs. There is a secure fob entry system, and a secure parking space is also included.

The privately gated complex, which once operated as Spratt's dog biscuit factory, was converted in 1985 and consists of six multi-story warehouses, grouped around courtyards. The development provides an exciting and vibrant living community, occupied by many artists and creatives.

### Local Information

Foundry House is located just to the south of Limehouse Cut, a vibrant area which is currently undergoing plenty of redevelopment. There are plenty of shops bars and restaurants within easy reach, and Langdon Park DLR is positioned just 0.2 miles away, offering swift connectivity into both Canary Wharf and Bank.

All times and distances are approximate.

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### Tenure

Leasehold (972 years remaining)

### Local Authority

Tower Hamlets

### Energy Performance

EPC Rating = D

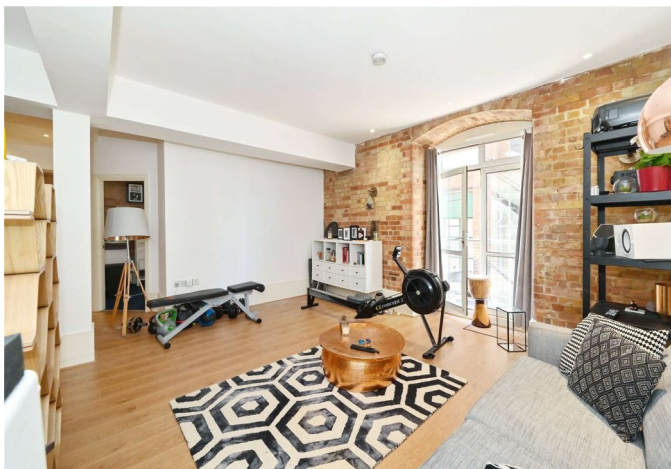
### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.



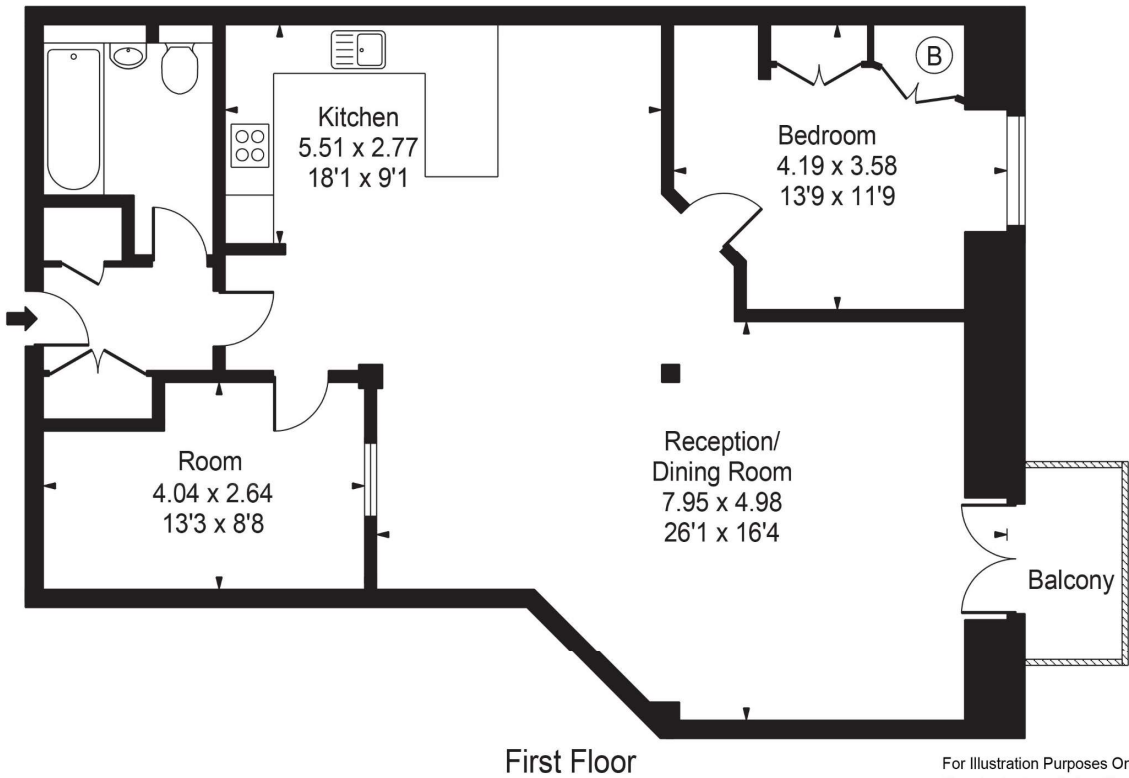






Foundry House, 47 Morris Road, London, E14  
Gross Internal Area 983 sq ft, 91.3 m<sup>2</sup>

Foundry House  
Gross Internal Area(Approx)  
Total = 91.32 Sq m / 983 Sq ft



For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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