



A newly refurbished three bedroom warehouse conversion with far-reaching waterside views of the Docklands.

**New Crane Place, London, E1W**

OIEO £1,999,000 Leasehold





Share of freehold • On-site Concierge and parking facilities • Beautiful courtyard entrance with peaceful shared gardens • Impressive reception room with dining area • High specification throughout with Lutron Homeworks systems

### Local Information

New Crane Wharf is entered through a peaceful gated cobbled courtyard with a number of convenient shops including a laundrette, delicatessen, wine bar and newsagents. Further shops and restaurants can be located along Wapping Lane and St Katharine Docks.

Public transport is nearby with the 100 bus stop just outside the main gates with easy access straight into the City. Wapping Overground station is 0.1 miles away with further connections onto the Jubilee Line south and north to the DLR and District and Metropolitan Lines.

### About this property

This lateral apartment benefits from a generously sized hallway which leads towards an impressive open plan reception room with a separate fully fitted integrated kitchen. The dual aspect windows with detailed design allows plenty of light through to the living and dining area. In all bedrooms you'll find custom made wardrobes, optimizing space and storage.

The apartment comes fitted with the latest Lutron Homeworks system, Sonos sound system, wifi boosters, electronic blinds throughout and Cat 6 cabling which can be controlled via an app or switch. This allows both lighting and sound to be set independently in each room. There are bespoke fittings designed by Sam Neuman lighting, including original antique ship, factory lights and radiators, Dinesen Douglas fir full length floorboards and a Pogenpohl kitchen and Gaggenau appliances.

### Tenure

Leasehold

### Local Authority

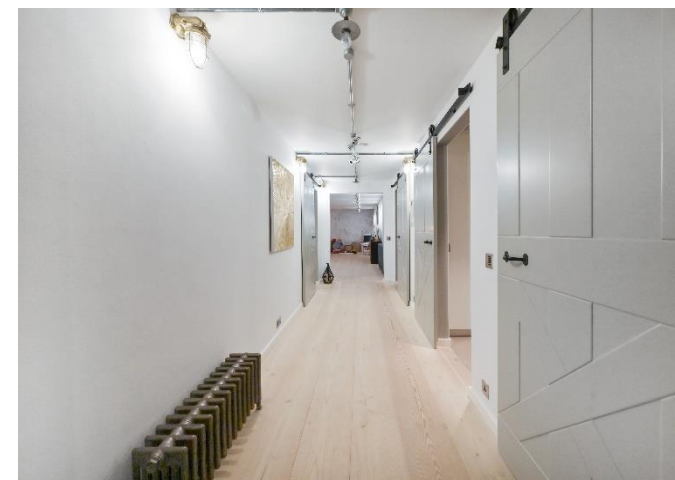
Tower Hamlets

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.  
Telephone: +44 (0) 20 7456 6800.







New Crane Place, London, E1W  
Gross Internal Area 2247 sq ft, 208.75 m²

New Crane Place  
Gross Internal Area(Approx)  
House = 208.75 Sq m / 2247 Sq ft  
Total = 208.75 Sq m / 2247 Sq ft  
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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