

IMPERIAL HOUSE

LIMEHOUSE • E14



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A striking 2/3 bedroom penthouse apartment that has been fully refurbished and remodelled to offer an exceptional contemporary interior extending to approximately 204.5 sq metres (2,204 sq ft)
The property offers a vast triple aspect terrace affording far reaching views and two secure car parking spaces.

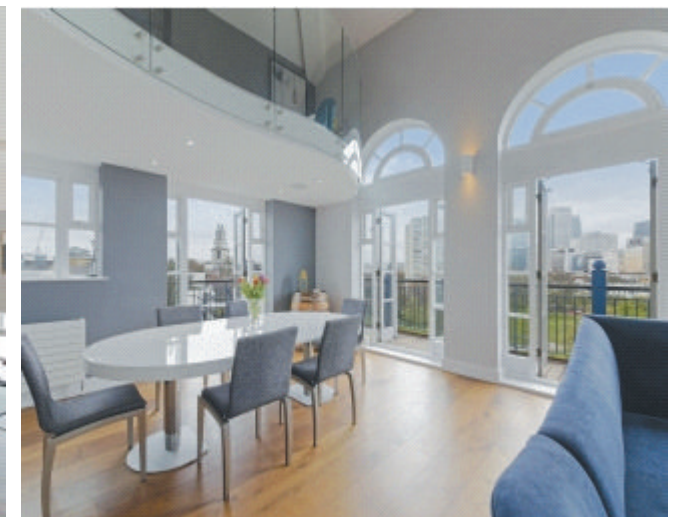
**Master bedroom with en suite • Bedroom
Bathroom • Study/guest room • Kitchen
Mezzanine • Reception room • Guest WC • Balcony
Terrace • Concierge • Private parking**

Guide Price: £1,999,999

Tenure: Leasehold

Local Authority: London Borough of Tower Hamlets

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



DESCRIPTION

This beautifully presented Penthouse located in a gated development in the heart of Limehouse situated on the fourth and fifth floor has been comprehensively refurbished throughout. Exceptionally finished to the highest of standards with meticulous attention to design and detail the apartment comprises of a generous entrance hall with solid Oak flooring on the fourth floor leading to both bedrooms, a study/office, a family shower room and an airing/storage cupboard. The master bedroom benefits from a walk in wardrobe and an en suite bathroom with access to a balcony giving views towards Canary Wharf. The second bedroom also gives access to the balcony, with both bedrooms having excellent ceiling height. The generous study/guest room has built in wardrobes. A stunning oak staircase leads to the upper floor comprising of a guest WC and a generous kitchen with skylight and ample units and worktop space along with integrated appliances. The bright triple aspect reception room has been altered to gain further floor space and now offers ample seating and dining space with a double ceiling height and a bespoke staircase leading to a mezzanine floor with glass balustrade overlooking the double height roof space. The reception room has access to a wonderful triple aspect terrace enjoying far reaching views of urban London taking in Canary Wharf, St Anne's Church and the London skyline. All bathrooms have Hansgrohe fittings and Duravit furniture. The home itself despite being minimalist on the surface boasts sophisticated technology with under floor heating in the kitchen and bathrooms and a Sonos surround system throughout.

There are two secure parking spaces, a concierge and residents' gym.



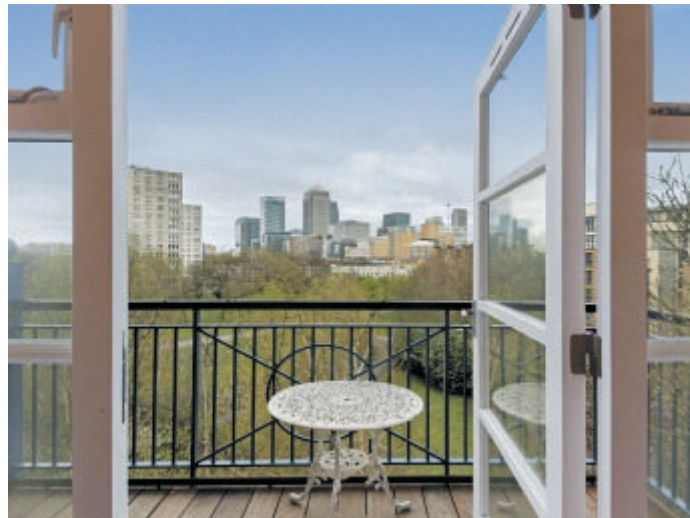


Travel: Transport links can be found at Westferry DLR station (0.4 miles) as well as Limehouse DLR and National Rail station (0.5 miles). There are also regular Thames Clipper services from Canary Wharf Pier (0.5 miles). All times and distances are approximate. Victory Place is located within close proximity to the restaurants on Narrow Street with a further choice of bars, restaurants and shopping facilities available in Canary Wharf.

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APPROXIMATE GROSS INTERNAL FLOOR AREA: 2204 SQ FT - 204.80 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, STORAGES & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT AREA: 114 SQ FT - 10.62 SQ M



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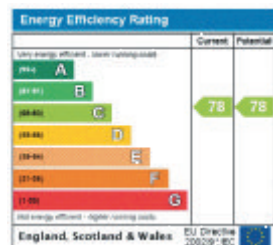


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