



**SPENCER JAMES**  
RESIDENTIAL

8 Hartlepool Court | London E16 2RL  
T: +44 (0) 20 7474 3636  
E: mail@spencer-james.co.uk  
www.spencer-james.co.uk



**\*\* One Bedroom Apartment \*\***

**\*\* EPC Band C \*\***

**\*\* Living Room and Separate Kitchen \*\***

**\*\* Balcony with Views over Limehouse Cut \*\***

**\*\* Walking Distance to Canary Wharf and DLR \*\***

**\*\* 7 Day Concierge \*\***

**\*\* Residents Gym and Roof Terrace \*\***

**\*\* Floor Area: 576 Sq/Ft (53.5 Sq/M) \*\***



**Dunbar Wharf, Narrow Street, Limehouse, E14**

**£450,000 (Leasehold)**

This spacious one-bedroom apartment is located in a sought after portered building on the popular Narrow Street boasting beautiful views over the Limehouse Cut.

Internally the property spans over 575 sq/ft and boasts a spacious living area, separate kitchen, large double bedroom and three-piece bathroom suite.

Externally the property benefits from gated allocated parking, a large private balcony, in addition to a large communal roof terrace and resident's gym and lift access. The property is located within convenient walking distance of Westferry DLR and Canary Wharf.

### Accommodation Comprises:

#### Hallway

Engineered wood flooring, telephone entry point. radiator.

#### Living Room 18' 5" x 12' 3" (5.61m x 3.73m)

Double glazed windows and French doors to balcony, engineered wood flooring, radiator.

#### Kitchen 12' 5" x 6' 11" (3.78m x 2.11m)

Fitted with a range of wall and base level units incorporating a stainless-steel sink and mixer tap, integrated cooker hob, extractor fridge freezer and microwave. Space for washing machine. Cupboard housing boiler. Vinyl Flooring.

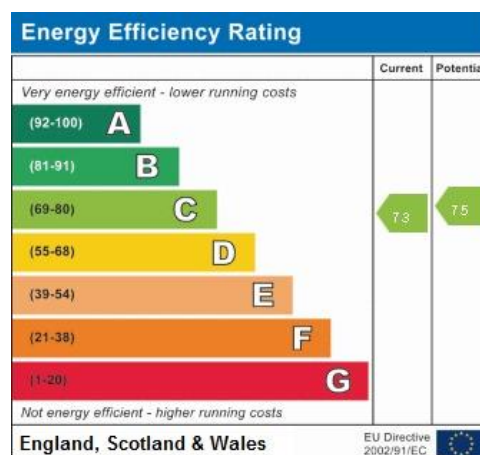
#### Bedroom 12' 7" x 11' 7" (3.83m x 3.53m)

Two double glazed windows to rear aspect, radiator, carpeted flooring. Fitted wardrobes.

#### Bathroom

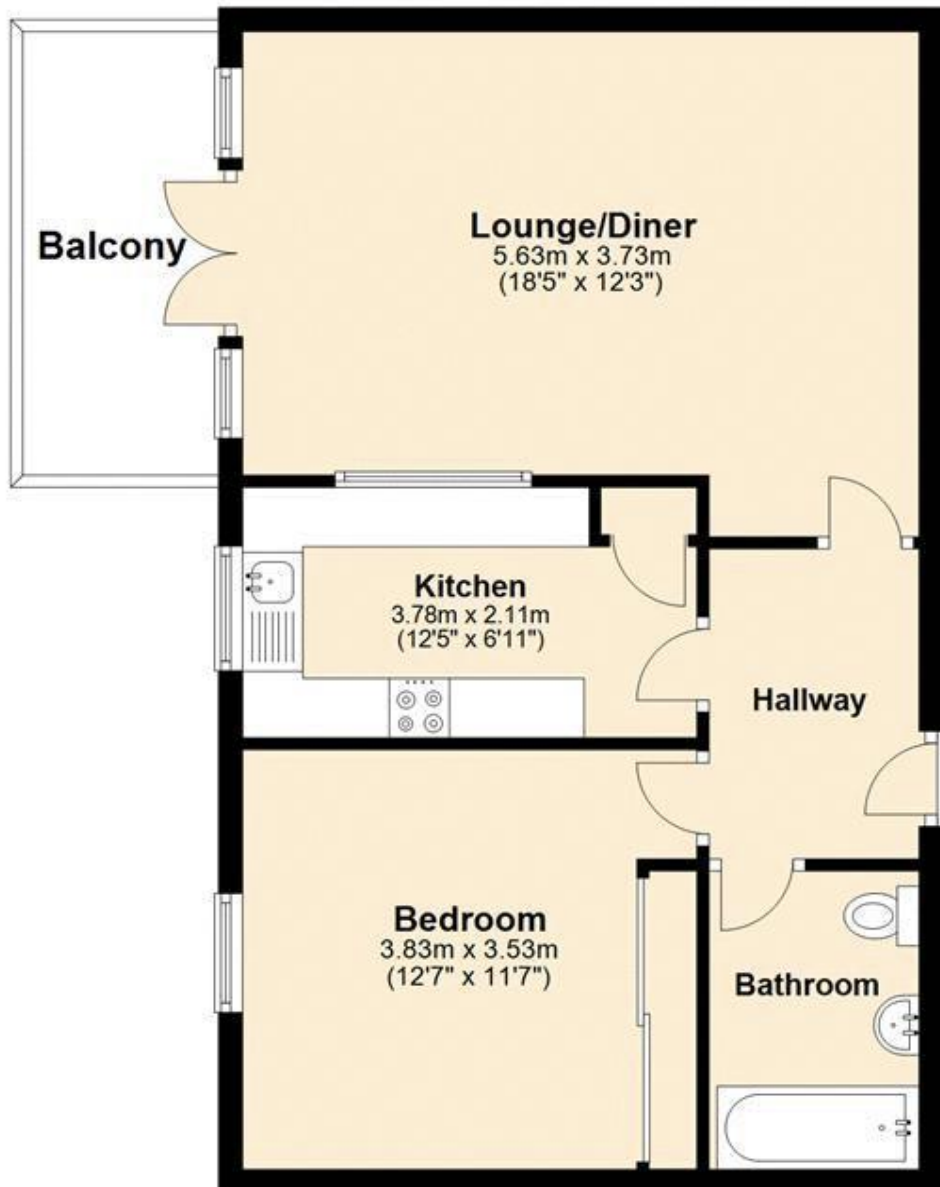
Majority tiled three-piece suite comprising a panelled bath with shower screen and attachment, pedestal hand wash basin with attached medicine cupboard and low level wc.

### Gated Allocated Parking



### Third Floor

Approx. 53.5 sq. metres (576.0 sq. feet)



Total area: approx. 53.5 sq. metres (576.0 sq. feet)



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