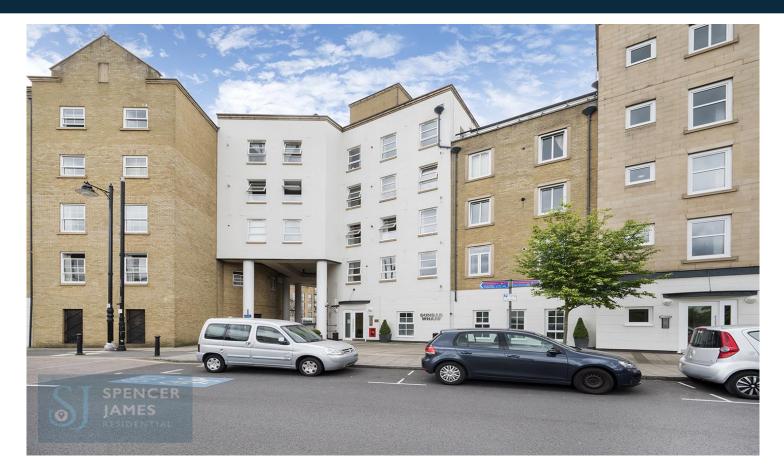


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- ** One Bedroom Apartment **
- ** Living Room and Separate Kitchen **
- ** Walking Distance to Canary Wharf and DLR **
- ** Residents Gym and Roof Terrace **

- ** EPC Band C **
- ** Balcony with Views over Limehouse Cut **
- ** 7 Day Concierge **
- ** 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.

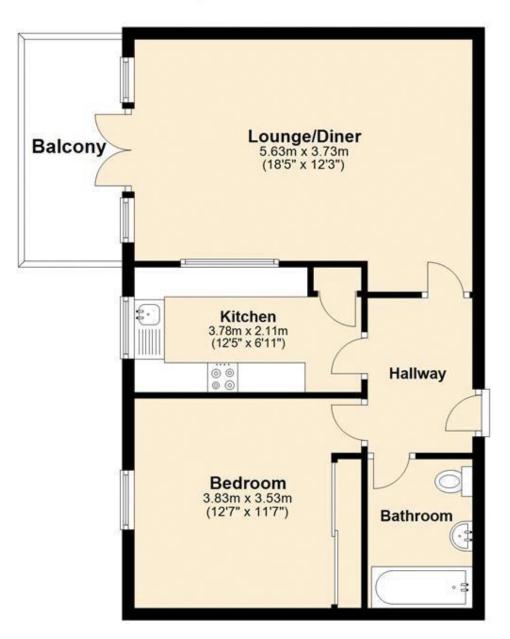
Gated Allocated Parking

Energy Efficier	ncy Rating		
		Current	Potential
Very energy efficient - low	er running costs		
(92-100)			
(81-91)			
(69-80)		73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - highe	r running costs		
England, Scotland	& Wales	EU Directive 2002/91/EC	()



Third Floor

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



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

















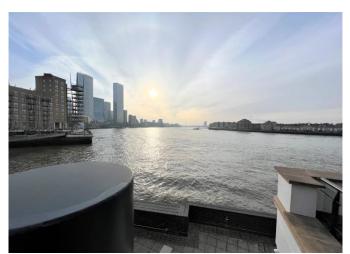












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