



# Dunbar Wharf

108-124 Narrow Street, E14

Asking Price £1,675,000

Situated in a prime location in the heart of Limehouse, on famous Narrow Street, is this copious, & flowing 1760sq ft 3 bedroom 3 bathroom apartment situated in a commanding position overlooking The River Thames with sweeping river & City views.





# Dunbar Wharf

## 108-124 Narrow Street, E14

- 1760sq ft 3 bedroom 3 bathroom 4th floor apartment with 3 balconies.
- South / Westerly aspect with abundant natural light.
- Majestic & sweeping river views from Canary Wharf to The City.
- Envious location on Narrow Street in the heart of Prime Limehouse.
- Weekday, daytime portage; residents' gym; 2 secure parking spaces.





Situated in a prime location in the heart of Limehouse, on famous Narrow Street, is this copious, & flowing 1760sq ft 3 bedroom 3 bathroom apartment situated in a commanding position overlooking The River Thames with sweeping views from Canary Wharf to The City & The Shard. The apartment is in immaculate condition throughout, having been tastefully upgraded to an exacting standard by the current owner. All principal rooms offer water views & either a Southerly, or a Westerly aspect, or a dual aspect in the case of the living room. The apartment benefits from an abundance of natural light, a light wooden flooring throughout, & 3 balconies, the largest adjoining the living room. The main bedroom suite offers approximately 400sq ft of space by itself: a quite luxurious principal bedroom with built-in wardrobes, & a well-equipped, & highly-specified en suite bathroom which offers dual hand basins, a deluxe walk-in shower, bathroom storage behind the mirrors & beneath the sinks. The 2nd bedroom offers direct river frontage, its own balcony, & en suite. Whilst the study / bedroom 3, adjoins the sizeable reception room. The reception room is large, & flowing, with a dual Southerly/Westerly aspect, & a large open-plan kitchen with abundant counter space, a gas hob, & a huge American-style fridge/freezer.

Dunbar Wharf is situated in a prime position on Narrow Street, by the river, & offers a concierge service, as well as a residents' gym. Dunbar Wharf is located close to Canary Wharf, as well as the various pubs, restaurants & amenities on & near Narrow Street.

The property benefits from 2 secure, underground parking spaces, & a separate storage unit.

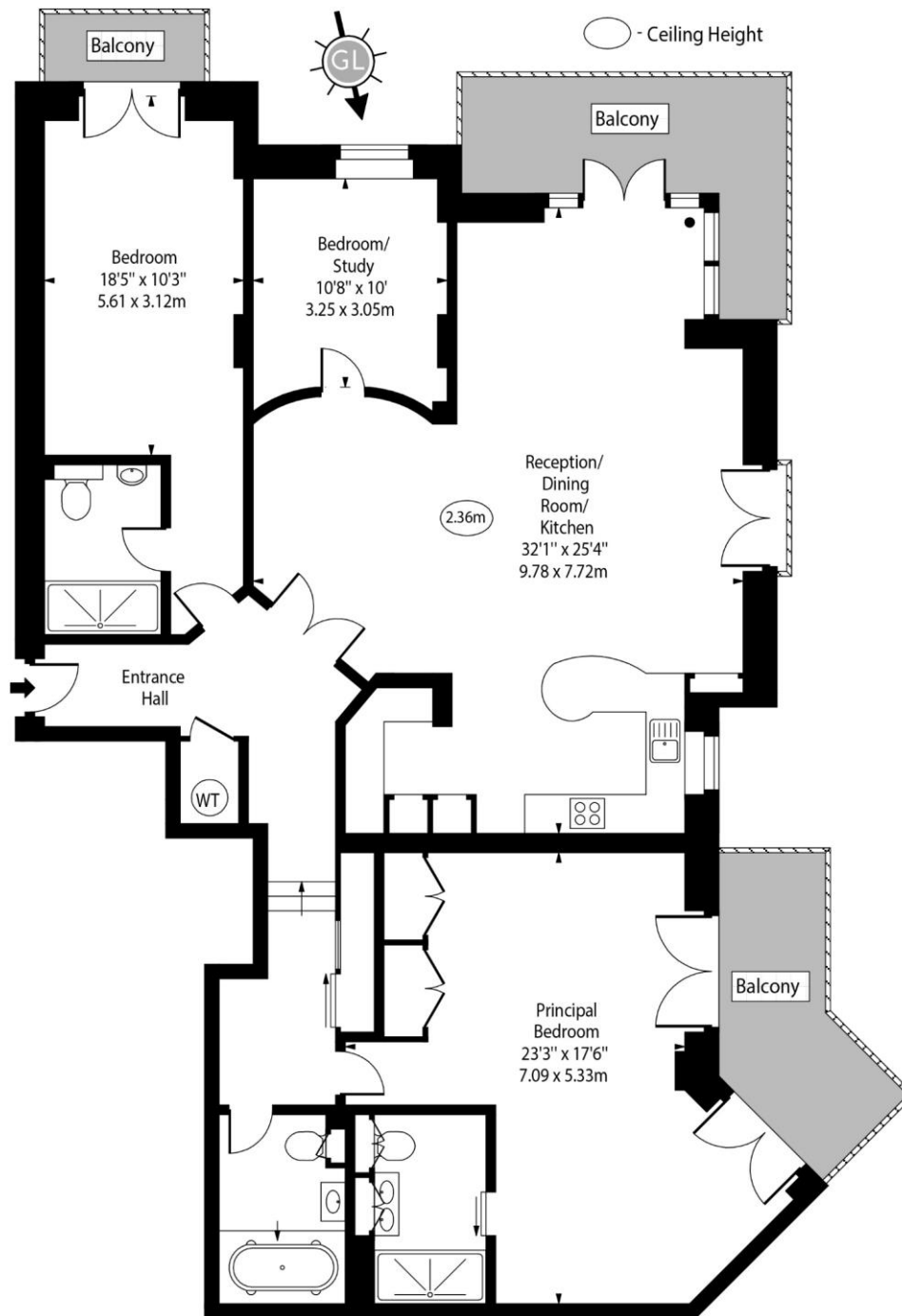
**Tenure:** Leasehold – 971 years remaining approx.  
**Service Charge:** £7,972pa approx.  
**Ground Rent:** £100pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		

## Chestertons Canary Wharf & Greenwich Sales

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Dunbar Wharf,  
Narrow Street, E14



Fourth Floor

Approx Gross Internal Area 1760 Sq Ft - 163.50 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 021724K

