



Island Row

London, E14

Asking Price £525,000

A rarely available, 3 bedroom apartment located in Limehouse within easy reach of the DLR station and the bars and restaurants of Narrow Street. Boasting views over the canal the property is offered with no onward chain.



Island Row

London, E14

- Three Bedroom, Two Bathroom, 2nd Floor Apartment
- Modern Separate Kitchen
- Private, East-facing Balcony Overlooking Limehouse Cut Canal
- Private Off-Street Parking
- On-Site Daytime Porter
- Envious Location Close to Limehouse Marina and Narrow Street
- 15min Walk to Canary Wharf
- Close to Limehouse DLR, providing access to Bank and Canary Wharf in 10 minutes



Three bedroom, two bathroom apartment in the desirable Island Row development adjacent to Limehouse Marina. The apartment has two well-proportioned bedrooms, a third smaller bedroom, a separate kitchen and two well-appointed bathrooms, one of which is en-suite to the principle bedroom. The apartment also has a generous east-facing balcony, with pleasant views overlooking the Limehouse Cut canal. The property also benefits from the convenience of off-street parking and an on-site porter.

Located in the Limehouse Basin area, close to Narrow Street, with its array of restaurants and bars. Popular venues include "The Grapes" (one of London's oldest pubs) and Gordon Ramsay's' Bread Street Kitchen. Limehouse DLR is close by, providing swift access to Bank or Canary Wharf in under 10 minutes.

Tenure: Leasehold 971 years approx. remaining

Service Charge: £4,720 pa approx.

Ground Rent: £605 pa reviewed each successive period of 21 years from the commencement date, and increased as per terms set in lease

Local Authority: Tower Hamlets

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Canary Wharf & Greenwich Sales

Harbour Island

28 Harbour Exchange Square

London

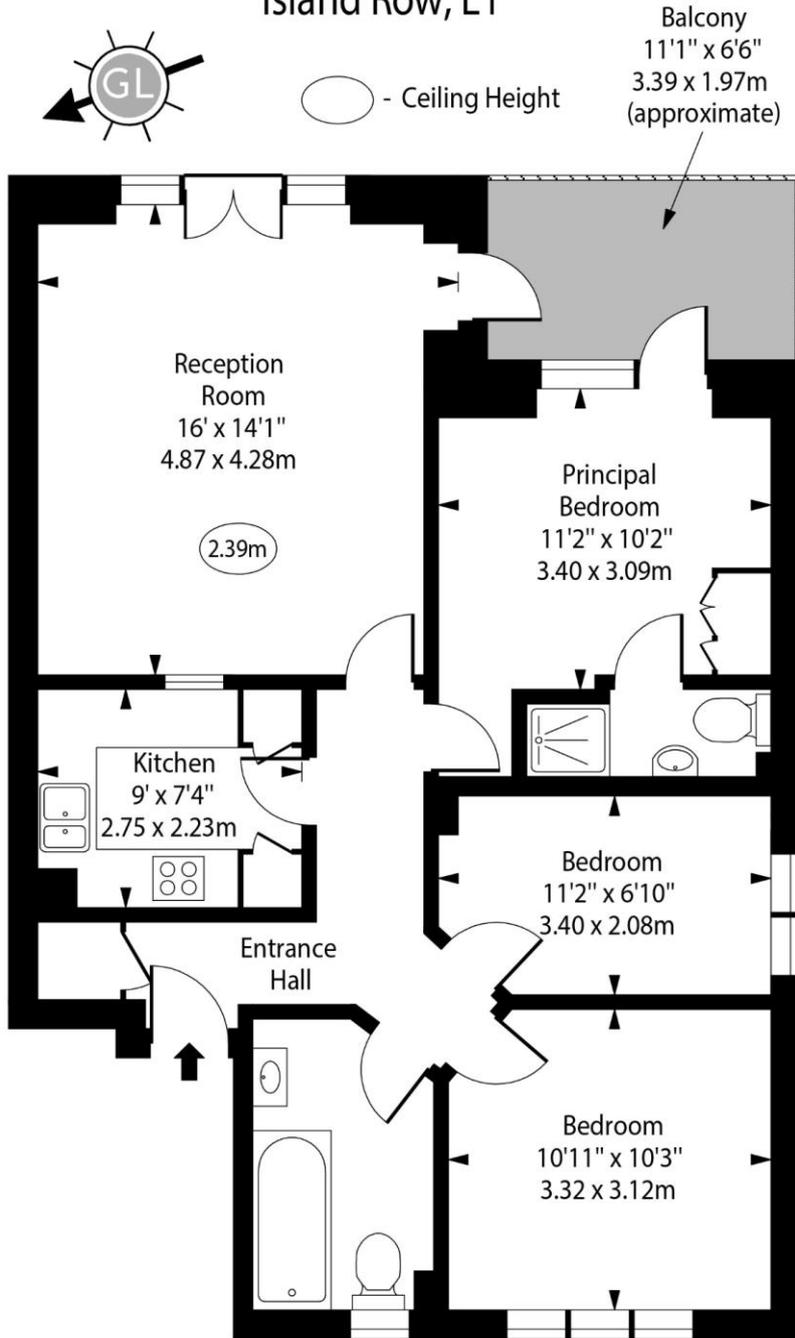
E14 9GE

canarywharf@chestertons.co.uk

020 7510 8300

chestertons.co.uk

Island Row, E1



Second Floor

Approx Gross Internal Area 772 Sq Ft - 71.72 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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