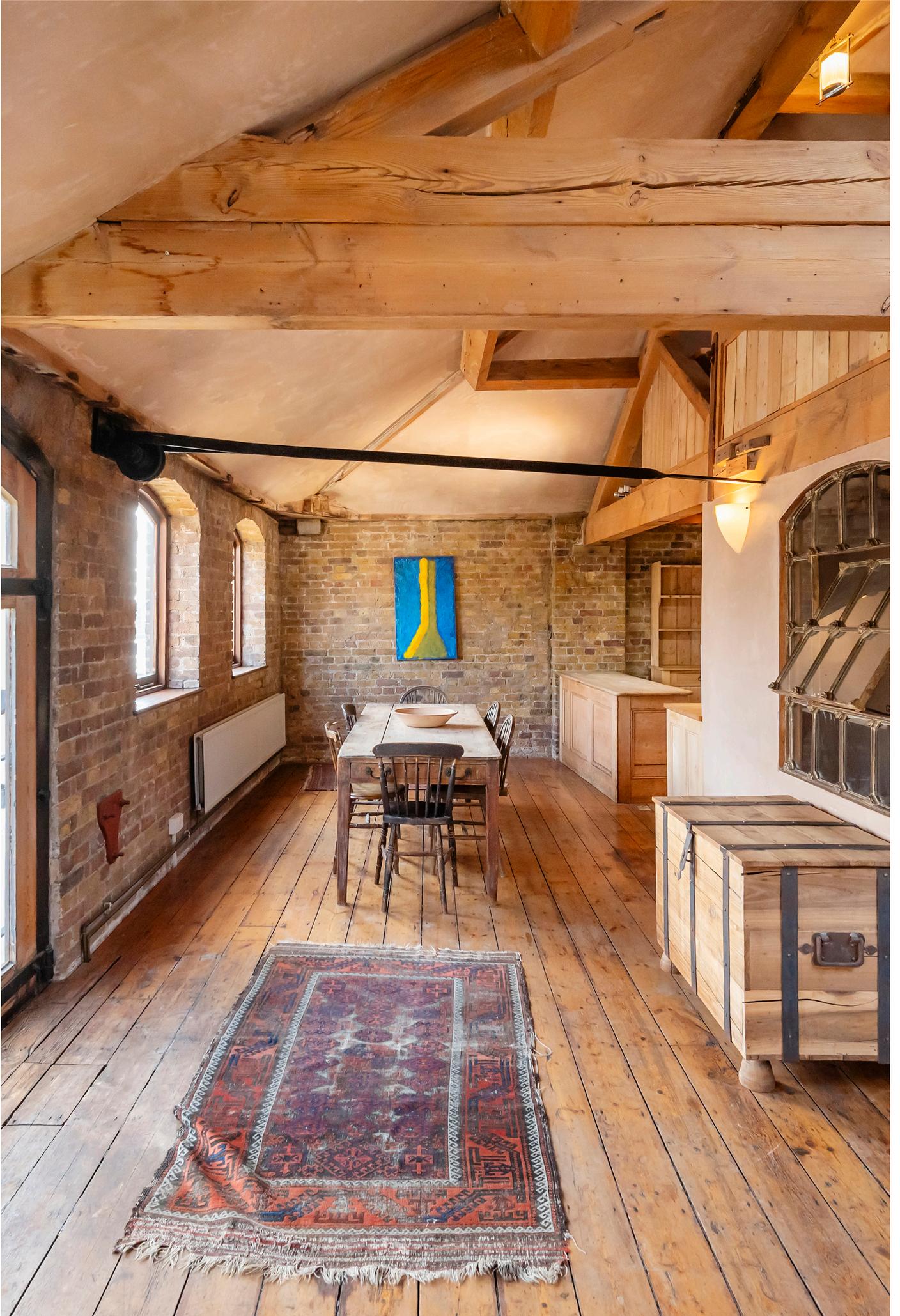




## LIMEHOUSE WHARF

Canary Wharf, E14



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# A VAST TOP FLOOR LOFT IN A GRADE II-LISTED WAREHOUSE

This superb loft blends original industrial charm with masses  
of flexible open plan space.



Local Authority: London Borough of Tower Hamlets

Council Tax band: F

Tenure: Leasehold, 952 years remaining with Share of Freehold

Ground rent: Peppercorn

Service charge: £3,135 per annum, reviewed every year, next review due 2026

**Offers In Excess Of: £2,000,000**



## RICH IN ORIGINAL FEATURES AND HISTORY

Perched above Limekiln Dock along the River Thames, this exceptional top-floor loft apartment is set within Limehouse Wharf, a striking Grade II-listed warehouse originally built in the mid-1800s to serve London's thriving shipbuilding industry.

Converted into residential use in 1978, it stands as one of the capital's first and most iconic waterfront conversions, offering a compelling blend of industrial heritage and modern living.

Throughout the apartment, original architectural details speak to the building's industrial past: exposed brickwork, soaring timber-beamed ceilings, and robust wooden joists give the space a raw, authentic charm that's increasingly rare in London. These features provide a rich backdrop for modern furnishings and creative expression.

Spanning nearly 3,000 sq ft (including areas of restricted head height), the apartment has been in the hands of its current owner for approximately 37 years. During that time, the expansive interior has been cleverly arranged into two distinct zones—one serving as a dramatic open-plan living space with captivating dock views and a mezzanine sleeping area; the other designed as a self-contained creative studio complete with its own sleeping area, kitchenette, bathroom and darkroom. This flexible layout makes the property ideal for artists, entrepreneurs, or anyone seeking a live/work environment with character and scale.



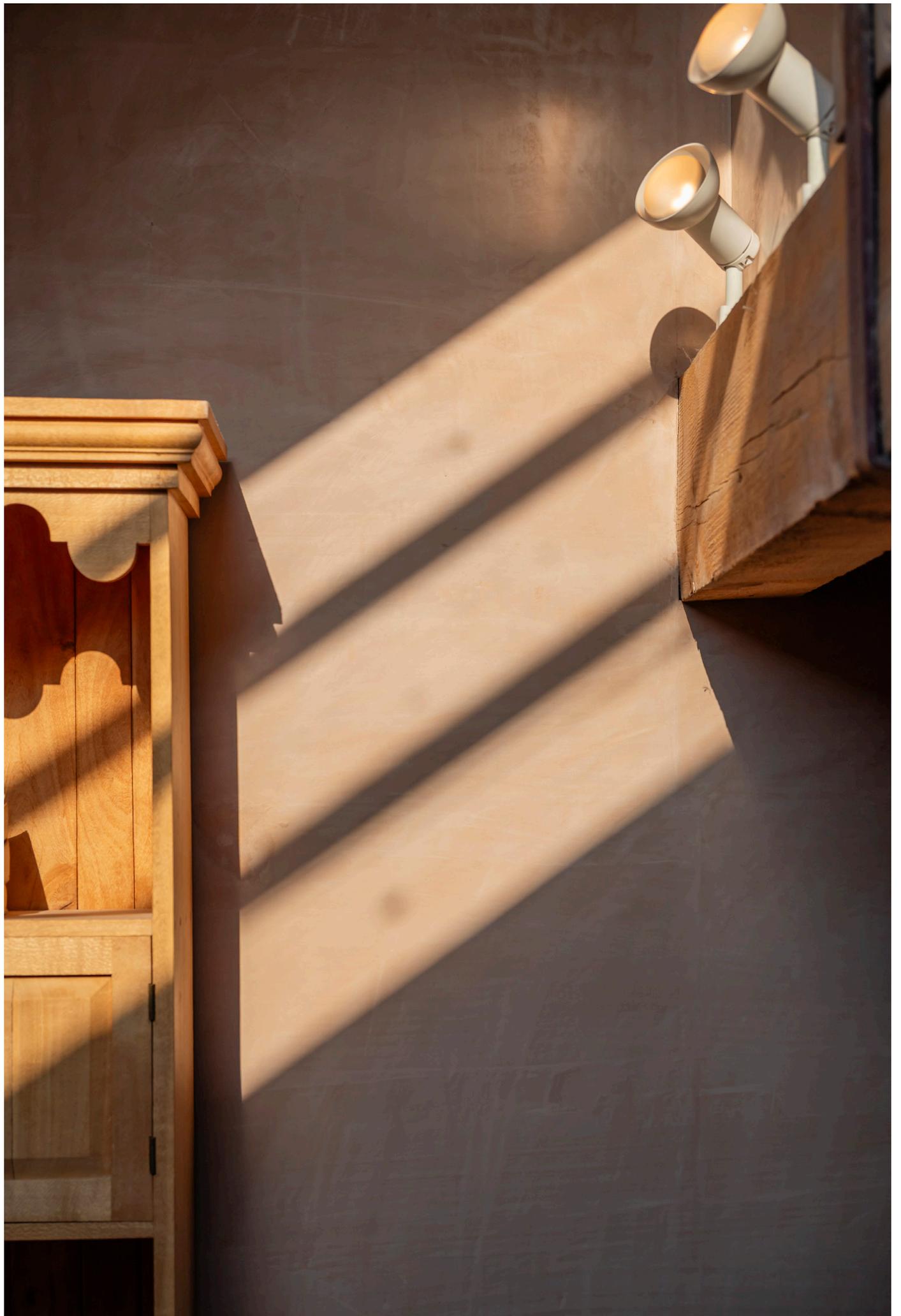


## LIMEHOUSE WHARF'S FINER DETAILS

Sold with a share of the freehold, the property also benefits from a large, storage space located in the building's basement—ideal for equipment, bicycles, or seasonal items.

Limekiln Dock itself is a Grade II-listed site of historical importance, and the surrounding Limehouse neighbourhood has seen thoughtful regeneration over recent years. Once a hub of maritime commerce, it's now a peaceful riverside enclave that offers the perfect balance of history, tranquillity, and proximity to the dynamic heart of Canary Wharf.

Limehouse Wharf enjoys exceptional connectivity. The Thames Path runs directly alongside the building, while Canary Wharf—just 0.6 miles away—offers a wealth of retail, dining, and cultural amenities. Transport links are superb: the Elizabeth Line (0.5 miles), Westferry DLR (0.2 miles), Jubilee Line (0.6 miles), and Thames Clipper river bus (0.3 miles) all provide fast, convenient travel across London. All distances are approximate.











(Including Restricted Heights)  
 Approximate Gross Internal Area = 270.34 sq m / 2,910 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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