



**Old Sun Wharf, 40 Narrow Street, London, E14 8DG**

**Offers in excess of £695,000**

 2  2  1  C

A highly sought-after riverside duplex apartment, offering exceptional Thames-side living across two floors within a prestigious development, extending to approximately 1,000 sq ft of beautifully presented accommodation finished to a high standard throughout with contemporary fixtures, refined fittings, and a sleek neutral palette that enhances natural light and space. \*Photos have been digitally dressed for example purposes.

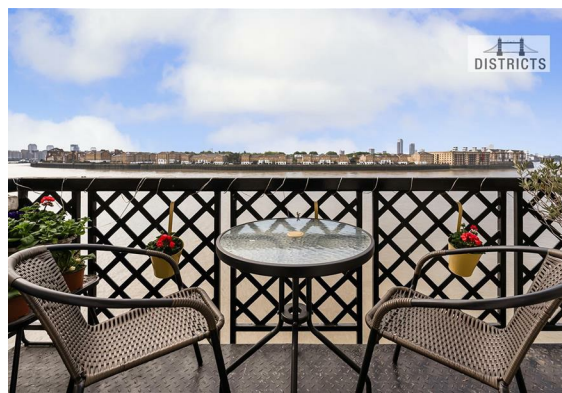
A standout feature is the private south-facing balcony, enjoying uninterrupted panoramic views across the River Thames towards Canary Wharf and the City skyline. Directly accessed from the reception room, it provides an exceptional setting for dining, or quiet relaxation overlooking the water. The accommodation comprises a generous open-plan reception and dining area, a well-proportioned principal bedroom with en suite shower room, a further double bedroom, and excellent integrated storage throughout.

Further benefits include secure allocated underground parking, a dedicated concierge service, and immaculately maintained communal areas that are exceptionally well cared for, reflecting the overall quality and presentation of the development.

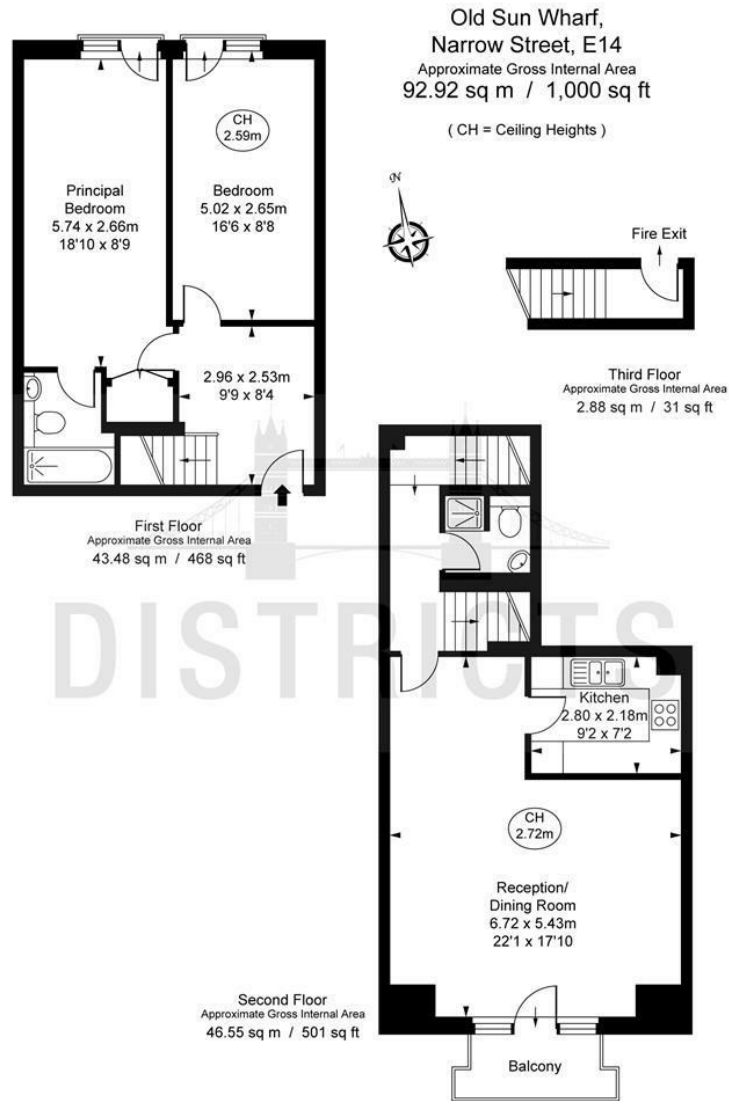
Approx. years remaining on lease: 983  
Ground rent amount: approx. Share of Freehold  
Ground rent review period: N/A  
Service charge amount: approx. £6,593.92  
Service charge review period: Ask Agent  
Council tax band: G (Tower Hamlets)

Electricity supply – Mains | Heating, Hot Water – Electric | Water Supply & Sewerage – Mains | Lift Access | Parking: Yes | Cladding: EWS1  
Ask Agent

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Tower Hamlets Council Website, Planning & Building Control







This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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