



# Victoria Wharf

46 Narrow Street, E14

Asking Price £460,000

A very well-proportioned 615sq ft 3rd floor, 1 bedroom, 2-bathroom apartment in Victoria Wharf on Narrow Street. The property benefits from excellent East-facing River views from the private balcony & a very good location close to Limehouse DLR.

**CHESTERTONS**



# Victoria Wharf

## 46 Narrow Street, E14

- One bedroom | Two bathroom
- Share of Freehold
- East-Facing private Balcony
- 615sq ft Internal Square Footage
- Up to 1GB broadband (lightning fast) available
- Direct River & Canary Wharf Views
- Limehouse DLR Station 0.4km
- Daytime On-site Porter
- Private Off-Street Parking Space





The 1-bed accommodation comprises a spacious living area, fitted separate kitchen, guest W.C. and a generous double bedroom and ensuite bathroom with bath and separate shower. The property is offered chain-free.

Narrow Street has a village-feel, and some excellent restaurants and pubs are within a 3-minute walk, including Gordon Ramsay's famous "Bread Street" restaurant, formerly "The Narrow", as well as Ian McKellen's "The Grapes" and a local shop. Transport links are excellent with Limehouse DLR Station a 5-minute walk away (for the City of London and Canary Wharf connections) or Canary Wharf with its 300+ shops, Elizabeth line and Jubilee lines is about a 20-minute walk away.

Victoria Wharf is a secure, portered development built in the late 1990s by Barratt Homes and the Leasees have acquired the freehold, making management of the building a much more controllable and streamlined exercise. The development has recently benefitted from a refurbishment of its communal areas, and offers a smart, modern appearance internally.

**Tenure:** Share of Freehold with 969 year lease remaining.

**Service Charge:** £5,860 pa. approx.

**Ground Rent:** Peppercorn

**Local Authority:** Tower Hamlets

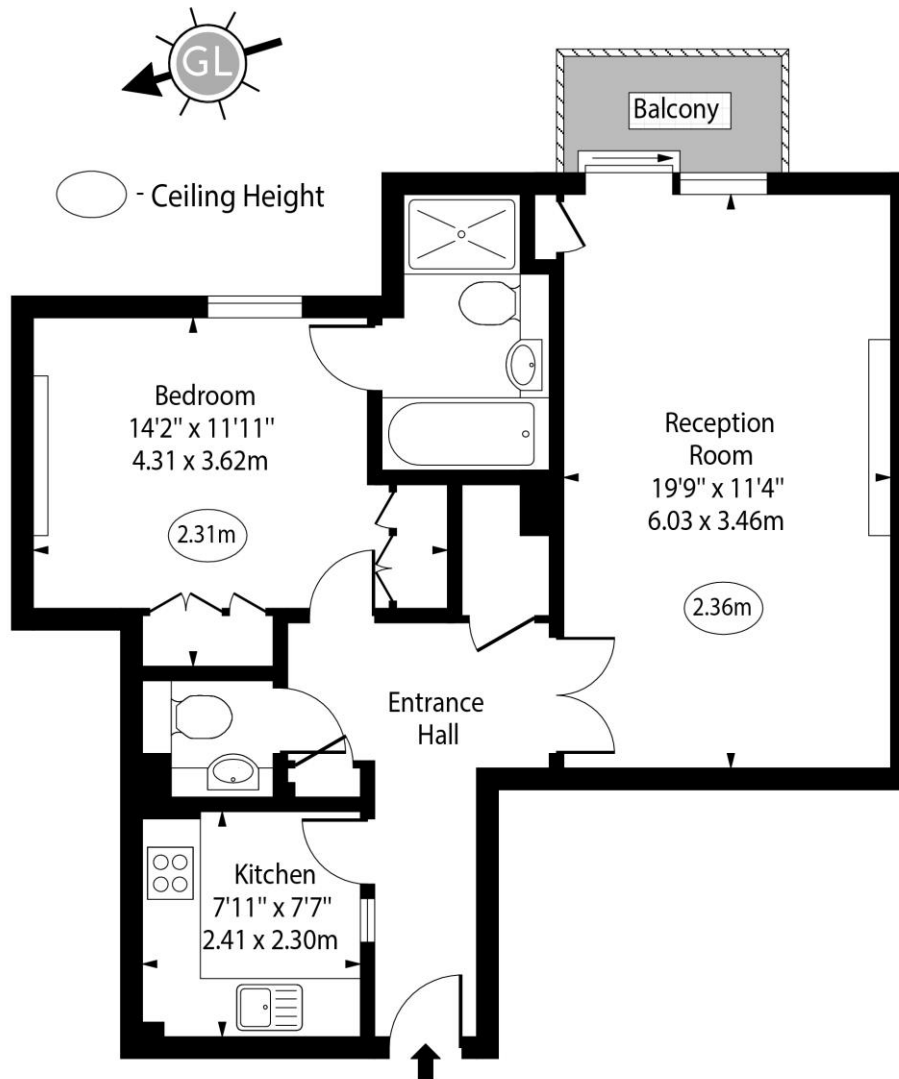
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	74 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Canary Wharf & Greenwich Sales*

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# Victoria Wharf, Narrow Street, E14



Third Floor

Approx Gross Internal Area 615 Sq Ft - 57.13 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 030018J

