

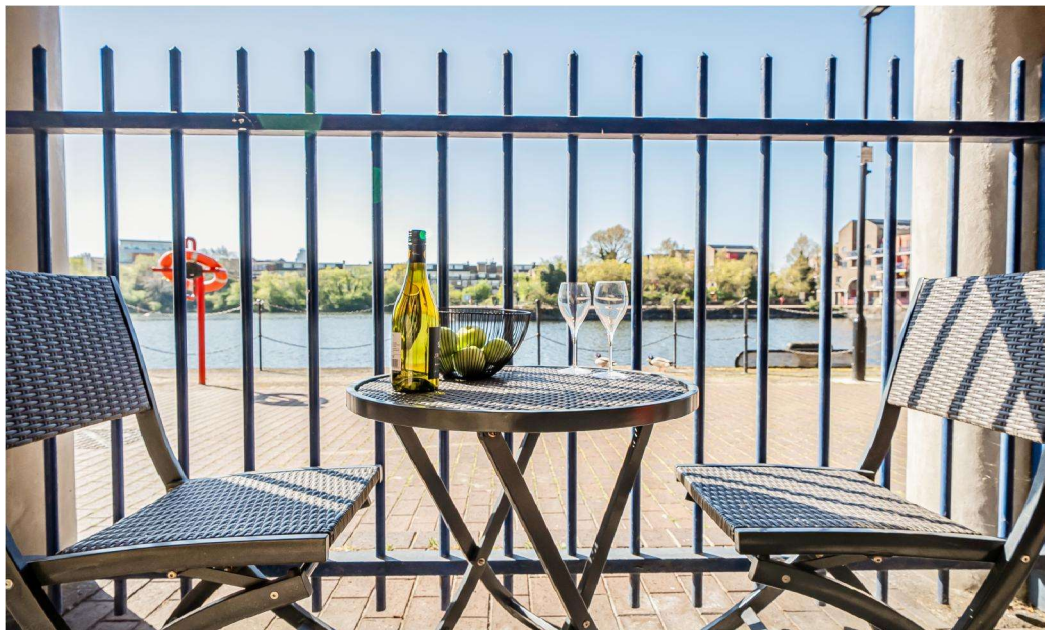


Offers In Excess Of £400,000

1 Bedroom Apartment for sale

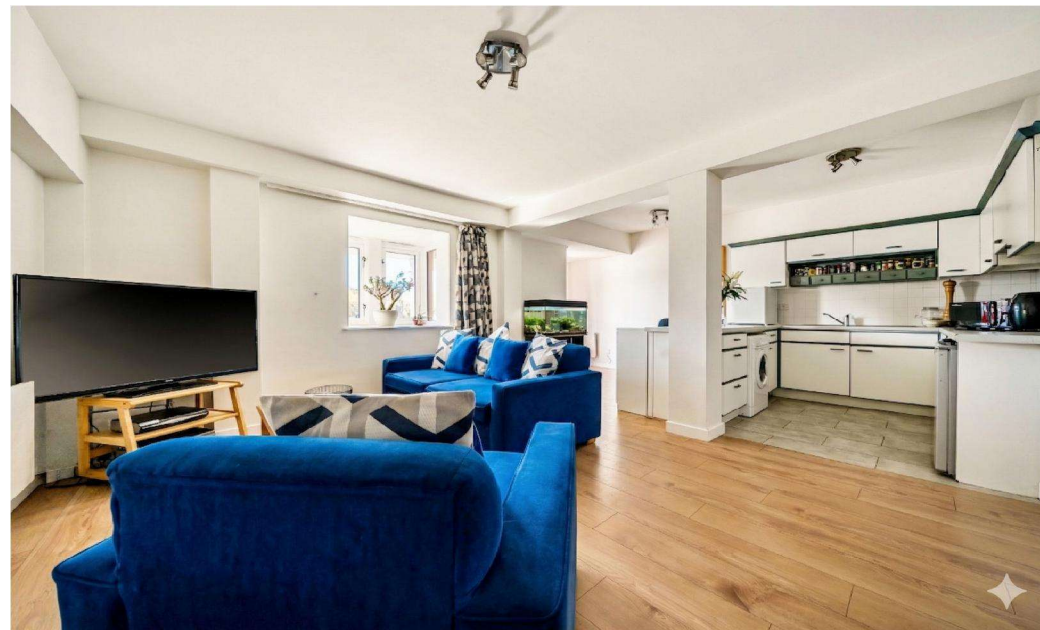
32 Newlands Quay, London





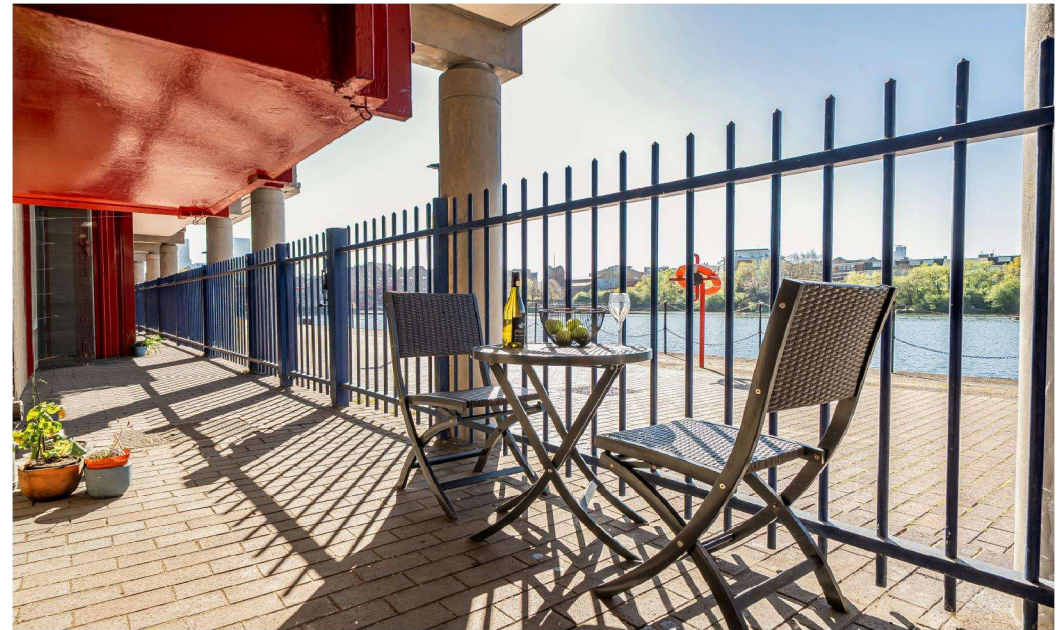
Overview

Exceptional Waterside Living: Iconic Grade II Listed Newlands Quay
Nestled within the heart of Wapping's historic docklands, this sophisticated one-bedroom apartment offers a rare blend of architectural heritage and modern city convenience. Situated in the celebrated Newlands Quay, a private gated estate designed by the renowned architects MacCormac Jamieson Prichard (MJP), this development is Grade II listed for its postmodern significance, echoing the grand scale of traditional 19th-century dockside warehouses.



Key Features

- Waterside
- South Facing Basin Views
- Historic Grade 11 Listed Building
- Secure Allocated Parking
- Private Gated Development
- Chain Free
- Excellent Transport Links
- Close to Local Shops and Amenities
- Close to Local Parks and Recreation
- Share of Freehold 978 Years Left





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The Property

This south-facing residence offers a calm atmosphere, boasting tranquil, far-reaching views across the Shadwell Basin and toward the gleaming skyline of Canary Wharf.

The Living Space

Lounge & Dining Setup: The lounge is thoughtfully arranged to accommodate both a comfortable seating area and a dedicated space for a small dining table or a home-office desk—ideal for the modern professional. This space also benefits from direct access to a shared outside terrace, perfect for stepping out to enjoy the fresh air.

A functional kitchen features ample work surfaces, extensive cupboard storage, and a range of fitted appliances. This flows into the lounge, which offers a versatile footprint.

Bedroom & Storage: A well-proportioned double bedroom includes an extensive built-in storage unit, maximising space and keeping the aesthetic clutter-free.

Bathroom: A clean and tidy family bathroom that serves the home well.

Outdoor & Security: Residents enjoy access to beautifully maintained outdoor spaces within a secure gated development, complete with dedicated off-street parking.

The Lifestyle: Wapping & The Docklands

Living at Newlands Quay means more than just a home; it's a gateway to one of London's most atmospheric neighbourhoods.

Weekend Vibes: Spend your Saturday mornings at the local Wapping Docklands Market or enjoy a coffee while watching the sailboats on Shadwell Basin.

History on Your Doorstep: You are steps away from iconic historic pubs like The Prospect of Whitby and The Captain Kidd, perfect for a Sunday roast with a riverside view.

Walks & Wellness: Enjoy scenic riverside strolls along the Thames Path or utilise the local watersports centre located right on the basin.

Unbeatable Connectivity

Positioned perfectly for those working in the City or Canary Wharf, your commute is effortless:

Rail: Close proximity to Shadwell (DLR & Overground) and Wapping (Overground) stations.

Bus: Excellent local routes including the D3 and the 100.

Proximity: An easy walk or short cycle into the heart of London's financial districts.

Technical Specification

Utilities: Mains electricity, water, and sewage.

Share of Freehold; 978 Years

Annual Service Charge; £2029.08

Connectivity: High-speed broadband available—ideal for remote working.

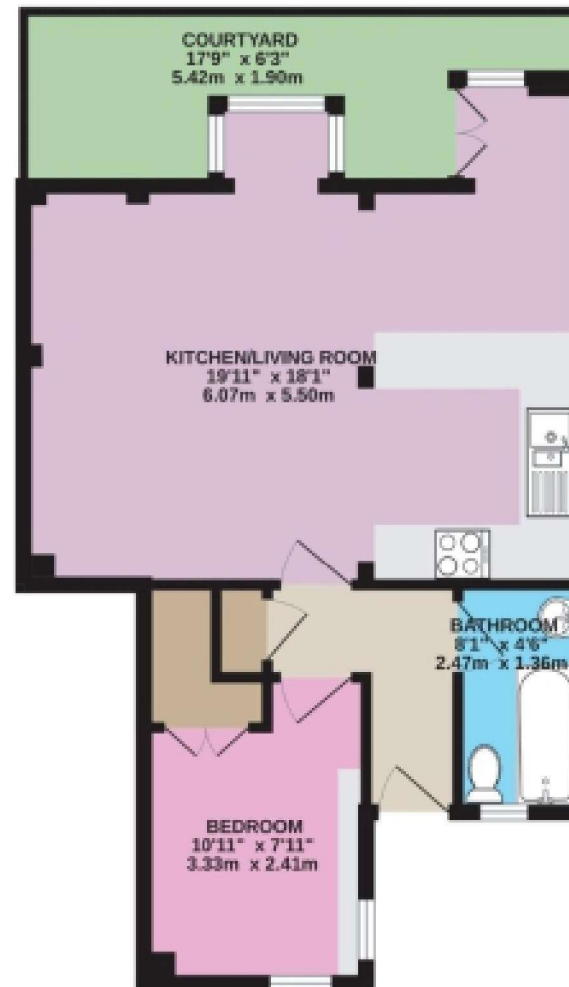
Suitability: This property is an ideal opportunity for first-time buyers or young professionals seeking an iconic piece of London architecture in a peaceful, waterside setting.

Early viewing is recommended to appreciate the unique character and views of this Newlands Quay gem.



Newlands Quay, London, E1W

APPROX. GROSS INTERNAL FLOOR AREA 494 SQ FT 45.9 SQ METRES



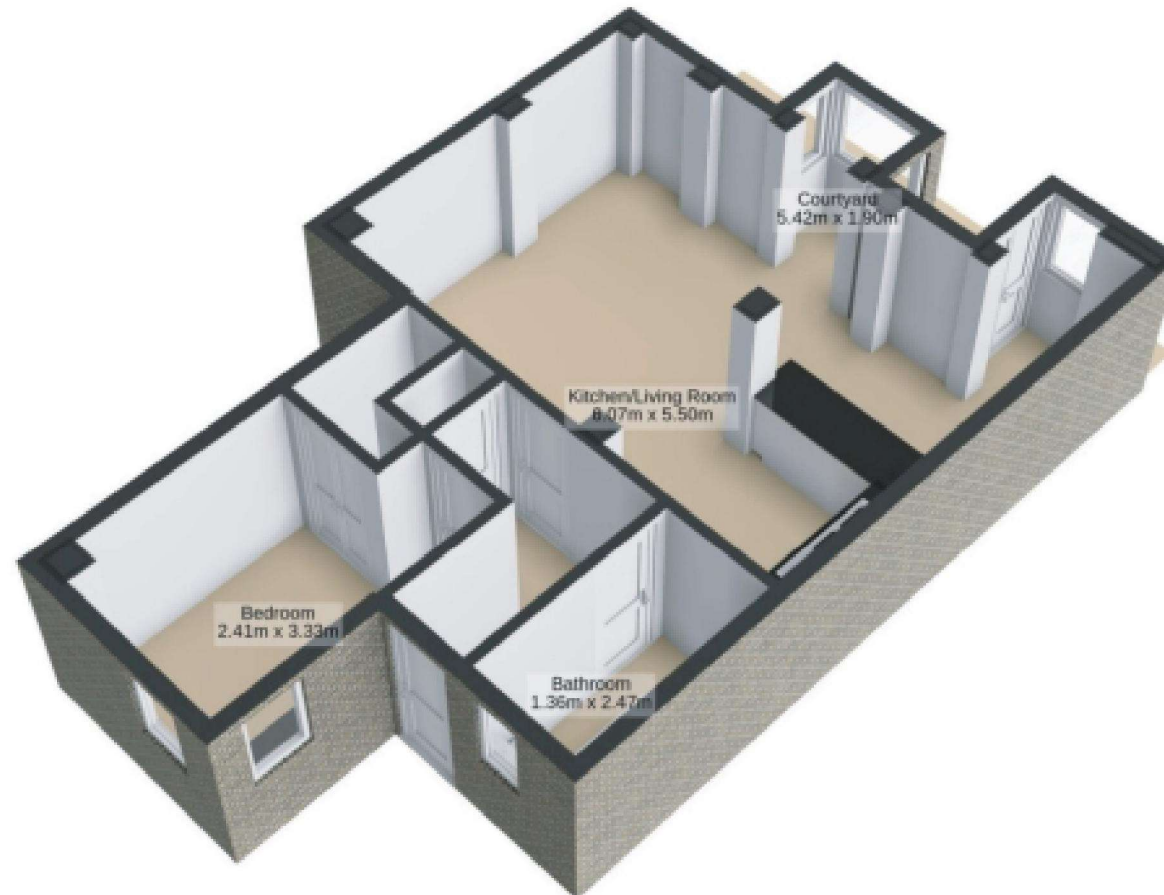
GROUND FLOOR

Floorplans



Newlands Quay, London, E1W

APPROX. GROSS INTERNAL FLOOR AREA 494 SQ FT 45.9 SQ METRES



GROUND FLOOR

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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