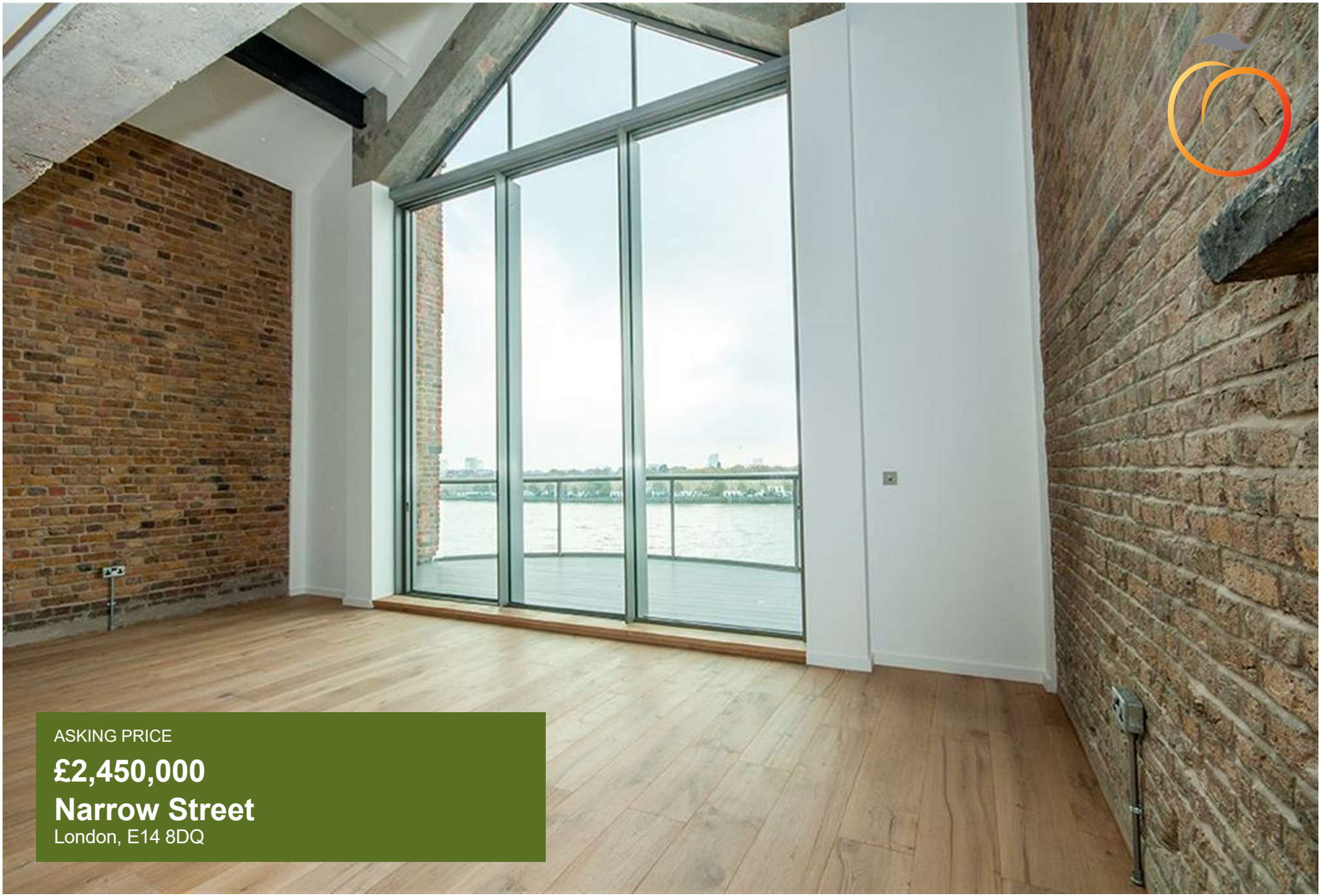


ASKING PRICE

£2,450,000

Narrow Street

London, E14 8DQ

Spectacularly rare 2,500 sq ft Riverside Penthouse | Panoramic Thames Views | Two Bedroom Suites | Private Panoramic Balcony

Occupying the top two floors of the historic Roneo Wharf, this exceptional 2,500 sq ft penthouse loft apartment offers a truly remarkable combination of contemporary design, impressive warehouse proportions and spectacular uninterrupted views across the River Thames.

Situated on the Limehouse/Wapping border, this outstanding home enjoys an enviable riverside position, with far-reaching views encompassing Canary Wharf, Rotherhithe, London Bridge and the City skyline. A magnificent outlook that changes constantly with the light, the tides and the movement of river traffic.

The interior has been thoughtfully remodelled to celebrate the building's original industrial character, retaining its impressive sense of volume whilst introducing a sophisticated contemporary finish. Exposed brickwork, raw concrete, bespoke detailing and engineered timber flooring combine to create a home of considerable style and individuality.

The principal living accommodation occupies the entire lower floor, featuring an impressive 53-foot open-plan reception space. The generous proportions provide exceptional flexibility for both everyday living and entertaining, with substantial 12-foot sliding doors framing the spectacular river outlook.

A striking poured-concrete staircase forms a sculptural centrepiece, rising elegantly to the upper floor without compromising the impressive open sightlines.

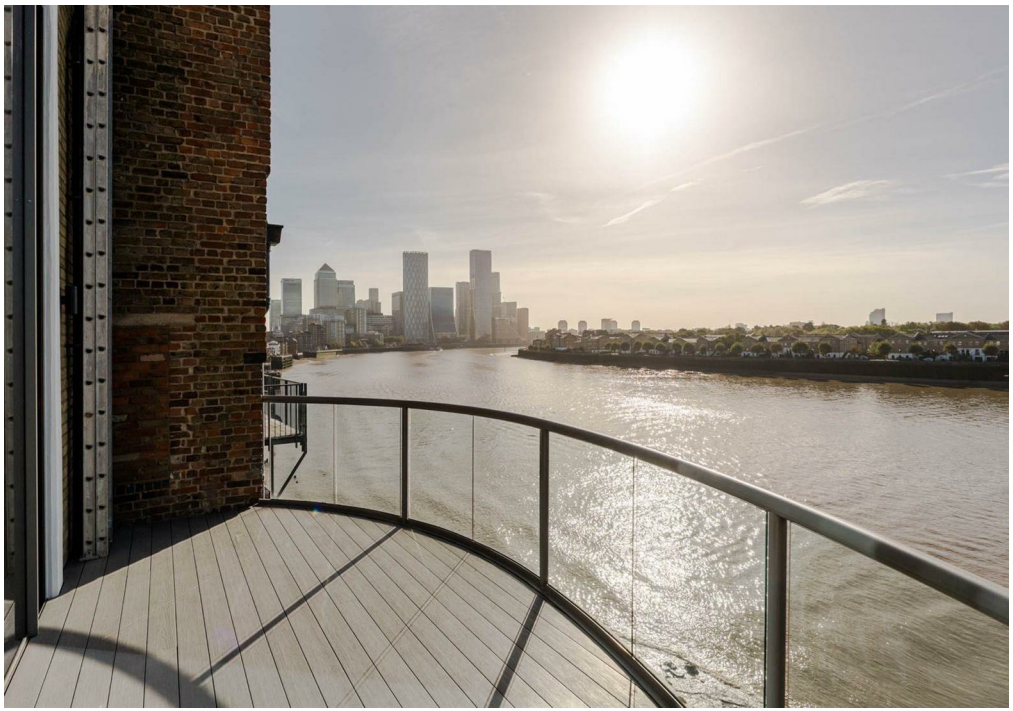
The contemporary kitchen and dining area is beautifully integrated into the reception space, featuring dark-toned cabinetry, extensive Corian work surfaces and a substantial breakfast bar comfortably seating five. An adjoining dining area provides ample room for entertaining on a larger scale. Discreet, full-height storage and concealed access to the entrance lobby and guest cloakroom complete the lower floor.

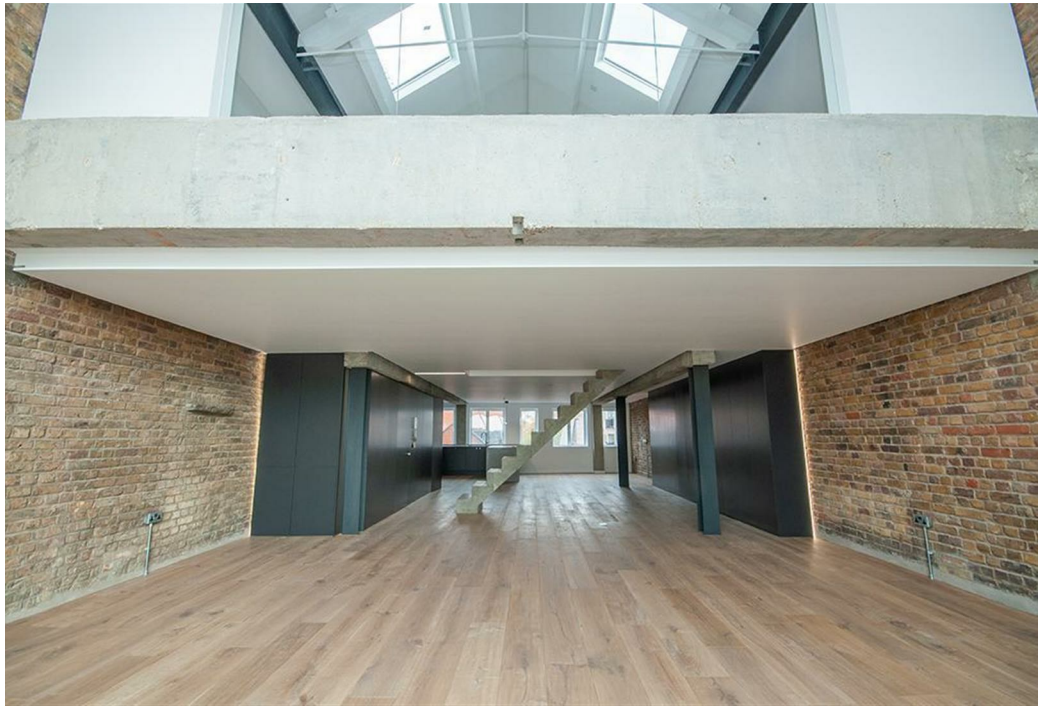
The upper level accommodates two impressive bedroom suites beneath the dramatic vaulted roofline, both enjoying generous proportions and private en-suite facilities.
The principal bedroom occupies an attractive mezzanine position, with a glazed wall capturing views towards the Thames. Two electronically operated rooflights further enhance the natural light and sense of space. The second bedroom is equally impressive, with its own en-suite shower room.
However the highlight has to be the elevated, cantilevered 150sq.ft. private balcony, providing an exceptional vantage point across the river. From morning through to evening, the ever-changing panorama takes in Canary Wharf, Rotherhithe and the iconic London skyline, creating a wonderful setting for relaxation and outdoor entertaining.

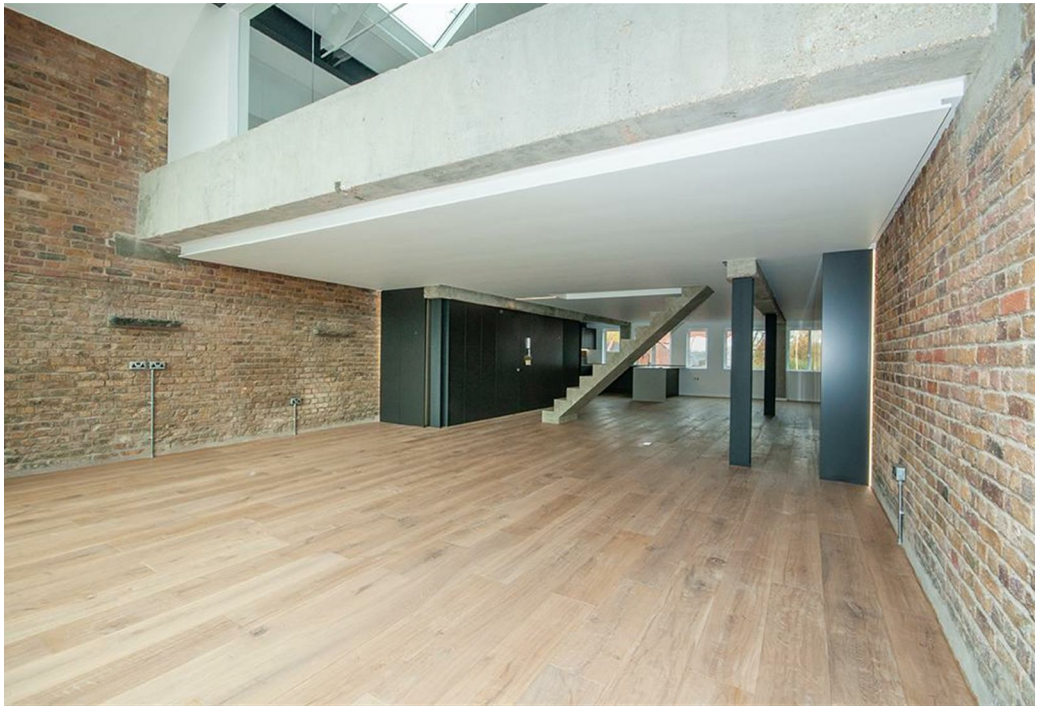
The Location
Roneo Wharf is ideally positioned to enjoy the historic character and riverside atmosphere of Narrow Street, with its attractive Georgian architecture, traditional pubs and independent cafés.
The celebrated historic pubs, The Grapes and The Prospect of Whitby, are both within easy reach, alongside a selection of restaurants and artisan coffee shops. Bread Street Kitchen at Limehouse Basin provides a further popular local destination.
The surrounding area offers an abundance of cultural and recreational attractions, including the Tower of London, Tower Bridge, Wilton's Music Hall and St Katharine Docks, with the City and wider East London easily accessible.

Transport
Limehouse station provides c2c rail services to Fenchurch Street and Docklands Light Railway connections, with Bank just two stops away. Canary Wharf, Stratford and London City Airport are also conveniently accessible via the DLR. The City of London can also be reached on foot in approximately 25 minutes and 5 to 10mins by bike to Canary Wharf.





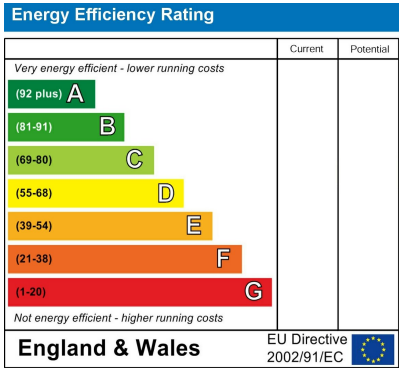












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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