

RAFFERTY & PICKARD

49 Goodhart Place, London, E14 8EQ



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£1,250,000

- Three-bedroom freehold townhouse in a sought-after riverside development
- Approximately 1,697 sq ft of accommodation, including the integral garage, arranged over three floors
- Bright and spacious open-plan kitchen and dining room, ideal for everyday living and entertaining
- Generous first-floor living room with doors opening onto a westerly-facing terrace overlooking the communal gardens
- Three well-proportioned double bedrooms, including two top-floor bedrooms with tall, vaulted ceilings and en-suite bathrooms
- Integral garage with space to park a car in front
- Secure gated development with daytime concierge, attractive landscaped communal gardens and seating areas
- Superb location beside Limehouse Basin and the Thames Path, moments from historic Narrow Street and its popular riverside restaurants
- Excellent transport connections, approximately five minutes' walk to Limehouse station and 15 minutes' walk to Canary Wharf
- A unique setting between the River Thames and picturesque Limehouse Basin

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About this home

Situated within the sought-after gated Goodhart Place development, between the River Thames and Limehouse Basin, this impressive three-bedroom freehold townhouse offers approximately 1,697 sq ft of accommodation, including the garage, arranged over three floors.

The ground floor features a bright and spacious open-plan kitchen and dining room, with contemporary fitted units, integrated appliances and generous space for entertaining. A cloakroom and integral garage complete this level.

The first floor provides a generous living room with sliding doors opening onto a west-facing terrace overlooking the attractive development gardens, ideal for enjoying the afternoon and evening sunshine. Also on this floor is a spacious double bedroom with its own balcony overlooking the Limehouse Lock and adjoining bathroom.

Upstairs, two further double bedrooms both benefit from en-suite bathrooms, fitted wardrobes and tall, part vaulted ceilings.

The property also benefits from a private front garden area and access to well maintained communal gardens, featuring mature trees, planted areas and seating spaces. The development is secured by electric gates and benefits from a daytime concierge service.

Now offered with freehold tenure, this is a rare opportunity to acquire a substantial London townhouse with a garage, outdoor space and a superb position between the Thames and Limehouse Basin.











Owners Comments

“Goodhart Place is truly one of a kind around here, and we’ve loved calling it home for over a decade. We actually started out renting, but fell so hard for the community that we waited patiently until a house finally came up to buy.

Having looked at pretty much everything in the area, nothing compares to the space you get here - both inside the houses and out in the huge, peaceful gardens. The grounds have been such a joy for our family, whether it was lazy summer afternoons around the residents' barbecue, or our child learning to ride a bike around the community at 3 and running around with neighbourhood friends.

Being surrounded by water makes everyday life feel calm. You can go for an evening run along the basin, take a canoe out, or grab dinner at the pubs and restaurants nearby - it genuinely feels like an escape from London. Walking to Canary Wharf is only 15 minutes, St Katharine Docks is 35!

Another huge plus turned out to be the bulletproof transport. With the DLR, National Rail, the Elizabeth and Jubilee lines at Canary Wharf, and the Thames Clipper all just a short walk away, you'll always have a quick way to get wherever you need to go.”





Approx. Gross Internal Floor Area 1697 sq. ft / 157.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

About the area

Goodhart Place enjoys a superb riverside position beside Limehouse Basin and just off historic Narrow Street, one of East London's most characterful waterside locations.

The Thames Path and marina are virtually on the doorstep, while Narrow Street offers a fantastic choice of places to eat and drink, including Gordon Ramsay's Bread Street Kitchen & Bar, occupying a Grade II-listed building overlooking the Thames, and The Grapes, one of London's oldest and most atmospheric riverside pubs.

Canary Wharf is approximately 0.7 miles away – around a 15-minute walk – and offers an exceptional choice of shops, restaurants, bars and leisure facilities. Limehouse station is even closer, approximately 0.3 miles or an 8-minute walk away, providing both DLR and National Rail services and excellent connections to Canary Wharf, Bank and the City.

Despite this exceptional connectivity, Goodhart Place itself enjoys a quieter setting, tucked away within a gated waterside development overlooking the Thames.




CRUISING

About Us

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

Every property is showcased with cinematic video, striking photography and the latest marketing technology.

Clients benefit from a highly personal, seamless experience from launch to completion.

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