





68 GOODHART PLACE, LONDON, E14 8EQ

OFFERS IN EXCESS OF £1,250,000

- Substantial four-bedroom freehold home extending to approximately 1,760 sq ft
- Superb River Thames views from the living room, balcony and two bedrooms
- Spacious and versatile accommodation arranged over three floors
- Private balcony overlooking the Thames – perfect for enjoying the river views
- South-facing garden with this property currently enjoying sole direct access
- Large integral garage, private driveway and additional visitor parking
- Secure gated development with electric gates and weekday concierge
 - Moments from historic Narrow Street, Limehouse Basin and the Thames Path
- Just 0.3 miles from Limehouse station with DLR and National Rail connections
- Canary Wharf approximately 0.7 miles away – around a 15-minute walk

 4  2  2  D







ABOUT THIS HOME

A rare opportunity to own a substantial four-bedroom freehold home with views across the River Thames, set within the gated Goodhart Place development, moments from historic Narrow Street and Limehouse Basin. Arranged over three floors and extending to approximately 1,760 sq ft, the house offers generous and versatile accommodation rarely found in this part of London.

The ground floor opens with a welcoming entrance hall leading to a spacious dining room, which could equally serve as a second living or family room. Two sets of south-facing French doors open directly onto the garden. While technically a shared garden, this is the only property with direct access to it, and we understand there may also be an opportunity to acquire the freehold interest in the garden, subject to further enquiry. The adjoining kitchen is open to the dining area, creating an excellent space for everyday living and entertaining, while a cloakroom completes the ground floor.

The first floor is particularly impressive, with a wonderfully light and spacious living room featuring patio doors onto a private balcony overlooking the Thames – an ideal spot for a morning coffee or evening drink while watching life on the river. Also on this floor is the principal bedroom, complete with built-in wardrobes and a generous en-suite bathroom. Three further bedrooms occupy the second floor, two enjoying river views, together with the family bathroom. There is also useful loft storage.

Outside, the property benefits from a large integral garage with EV charging point, private driveway and additional visitor parking. Goodhart Place itself is secured by electric gates and further benefits from a concierge during working hours. With its freehold tenure, river views, private garden, garage and gated parking, this is a particularly rare proposition in such a well-connected riverside London location.





OWNERS COMMENTS

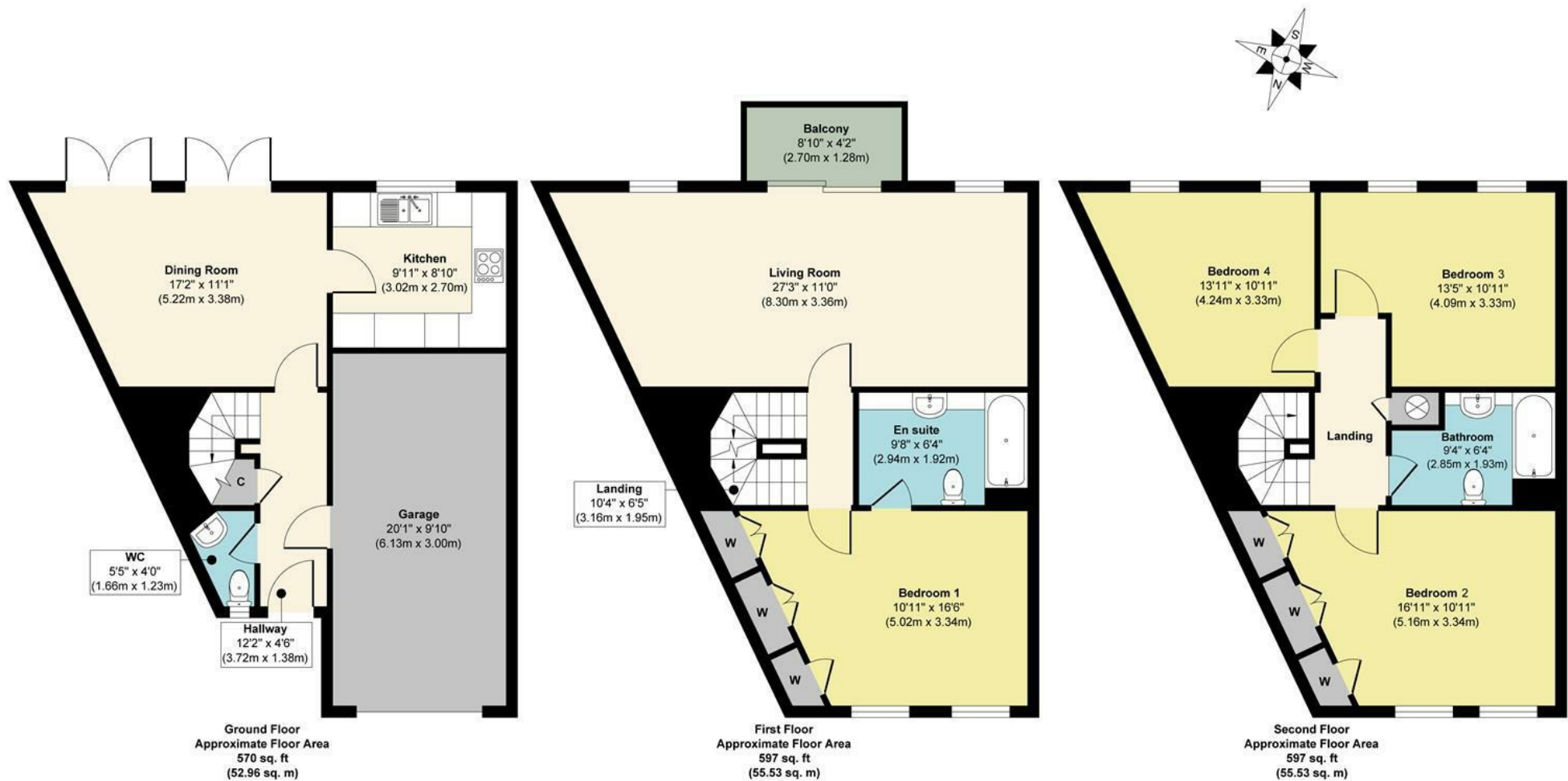
Service Charge from 24th June to 24th Dec 26 = £1322.36

Rendall & Rittner Estate Charge 01/07 - 31/12/26 £96.05

Council Tax Band G - £2924.28 for 25/26

Local Authority - Tower Hamlets





Approx. Gross Internal Floor Area 1764 sq. ft / 164.02 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.





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.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

71 London Road
Sevenoaks
Kent
TN13 1AX

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

Rafferty and Pickard Ltd, Registration number 12612723

