



OLD SUN WHARF, LIMEHOUSE, E14

GUIDE PRICE £700,000

SSTC

Share of Freehold

Two Bedroom Apartment | No Onward Chain | Private Balcony With Stunning River Views | Two Bathrooms | Allocated Parking Space | Modern Throughout | Two Bathrooms | Ample Storage | Daytime Porter | Narrow Street Location | Close To Limehouse DLR

- Two bedrooms
- Two bathrooms
- No Onward Chain
- Popular Narrow Street location
- South facing balcony
- Allocated parking space
- Stunning River views

Guide Price: £700,000 - £725,000.

We are delighted to introduce this truly stunning two bedroom apartment that boasts over 1100 sq ft (approx.) of luxurious living space.

This apartment features a spacious and bright living room with floor-to-ceiling doors that open up to a private south facing balcony, offering breath-taking views of the river Thames.

The living area is perfect for entertaining guests or simply enjoying quiet evenings at home. The abundance of natural light, courtesy of the floor-to-ceiling doors, creates a seamless transition between the indoor and outdoor spaces, allowing you to soak in the beauty of the surrounding river views.

The kitchen is modern and provides ample counter and cupboard space. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is designed for both functionality and style.

The master bedroom is a sanctuary of comfort, featuring a spacious walk-in wardrobe that provides ample storage space and an en-suite shower room that adds a touch of luxury, offering convenience and privacy.

The second double bedroom is well-appointed and includes a built-in wardrobe and provides easy access to the main family bathroom.

Additional features include an allocated parking space and daytime porter.

Old Sun Wharf is located on the popular Narrow Street which provides very easy access to Limehouse DLR station.

No onward chain.

Tenure: Share of Freehold (979 years)

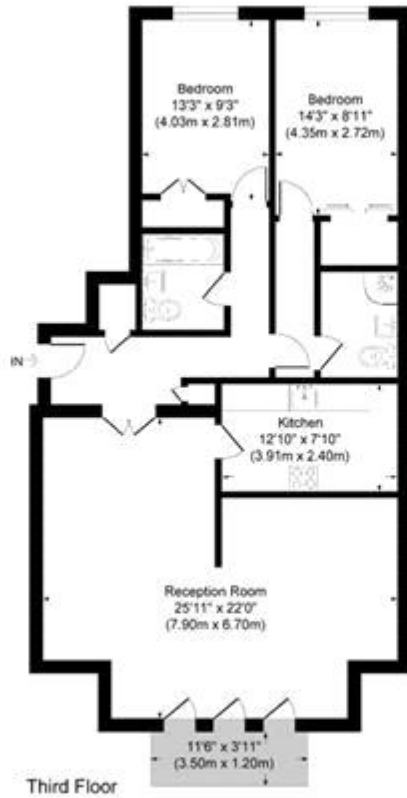
Ground Rent: £10 per year

The service charge is approximately £4,500.00 per annum and there is a contribution of approximately £3,125.00 to the Reserve Fund.

Parking options: Off Street



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Approximate Gross Internal Area
Total = 104.6 sq m / 1127 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.