



**Chinnocks Wharf  
Narrow Street  
London  
E14 8DJ**

**Offers in Excess of £650,000**

**bettermove**

# Narrow Street London

Bettermove are proud to present this well presented 2 bedroom flat in this sought after area of London with spectacular panoramic views across the River Thames available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via a secured underground parking space. The council tax band is F.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

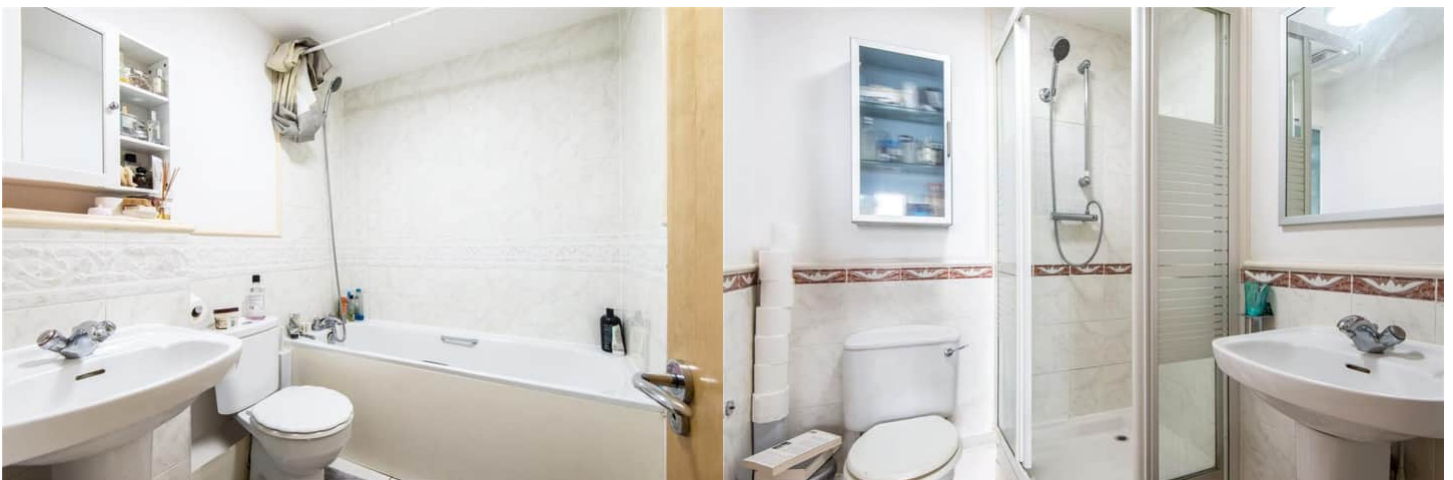
This is a leasehold property with 165 years remaining on the lease; the ground rent is £250 per annum and the service charge is approximately £6,400 per annum – split into two payments.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area and fitted kitchen, two double bedrooms, an ensuite bathroom and a separate family bathroom situated on the 5th floor of the building. The property also benefits from a large private balcony providing fantastic panoramic views of the River Thames.

Located in the popular residential location of London in Limehouse, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Limehouse Train Station and many local bus routes.

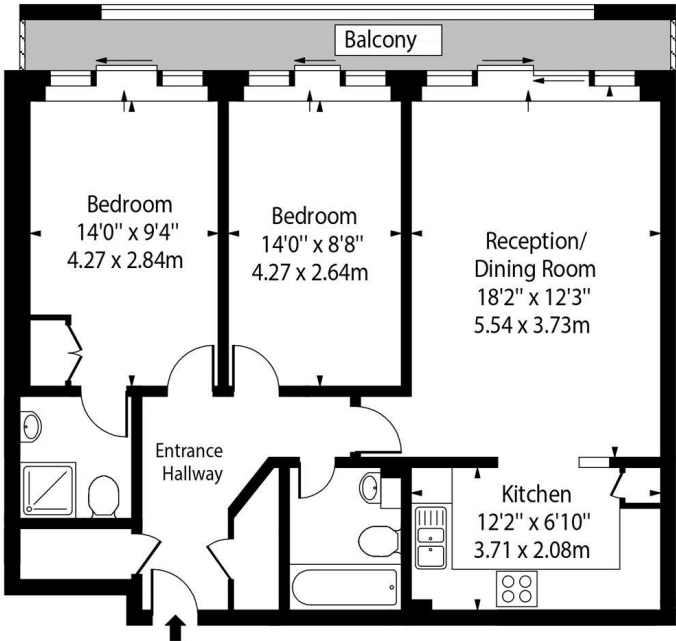
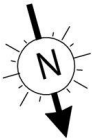
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.





Chinnocks Wharf,  
Narrow Street, E14



Fifth Floor

Approx Gross Internal Area 791 Sq Ft - 73 Sq M

For Illustration Purposes Only - Not to Scale

This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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