

NARROW STREET

LONDON E14 8BP



THE PROPERTY BROKERS

Freehold

- 3 bed 2 bath
- 3,300 sq ft (approx)
- Freehold Victorian Warehouse
- Integrated garage
- Riverside with previous planning for roof terrace (lapsed)

An opportunity to acquire a freehold Victorian warehouse spanning just under 3,300 sq ft (approx) positioned directly on the historic Limekiln Dock overlooking the basin and River Thames. St Dunstan's Wharf has three-bedrooms, two bathrooms, a rare integrated garage and vast lateral open plan space over three floors, each in excess of 1,000 sq ft. This Grade II listed warehouse, built in 1878, would have been used by the shipping trade along The River Thames in a previous life, like many of the local former industrial buildings. Situated in the Narrow Street Conservation Area in Limehouse, Canary Wharf is a 10 minute walk (approx).

Lapsed planning was granted for a roof terrace overlooking the Thames and our architects have advised the precedent has



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been set to potentially re-create one again. Although the current finish is one of modern, contemporary design throughout the possibilities to strip back and completely re-design the building are endless internally. From a design perspective, this warehouse is real 'blank canvas'.

The south east facing water front side of the warehouse has views over the River on all floors which are connected via a bright oak staircase featuring exposed brick walls and triple height void with skylight. The ground floor has the drive in off street parking/store room/gym, a large bedroom with en-suite bathroom, built in wardrobes and a cloakroom. On the first floor are two huge bedrooms, the master including an open plan bathroom suite with fitted oak wardrobes. The top floor has vaulted ceilings and skylights with two large living spaces, one being the main reception room with custom-designed walnut bookshelves and the other is a fully fitted kitchen with integrated appliances and dining room with circular window.



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Set at the Western end of Narrow Street, Westferry station is 0.3 miles and the nearby Crossrail station at Canary Wharf enables journeys to Liverpool Street, and Bond Street within 10 minutes. A varied range of amenities are located on the Canary Wharf estate and Wapping has a great selection of pubs and restaurants including the famous Narrow and The Grapes on Narrow Street.



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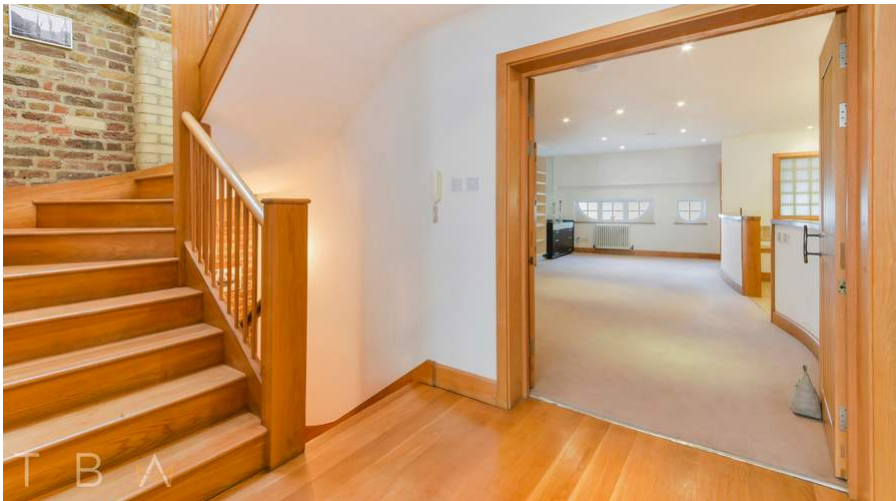
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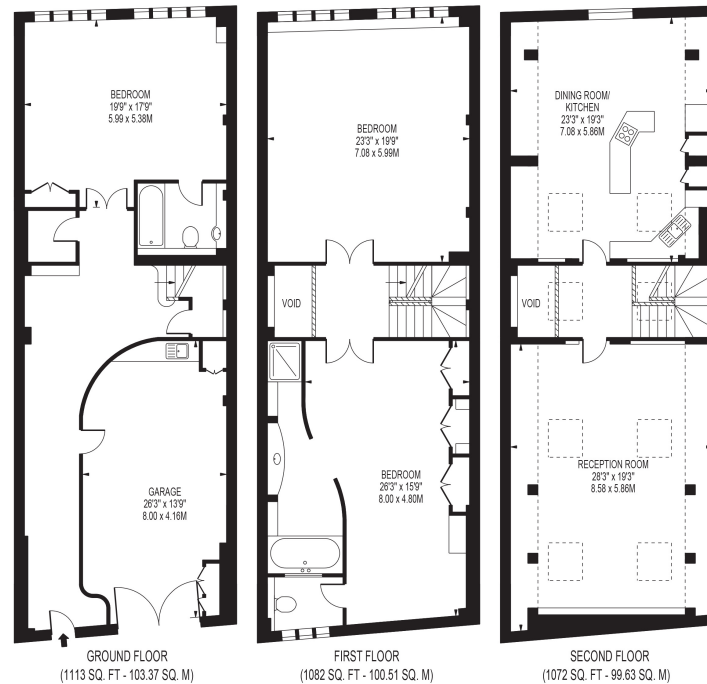
ST. DUNSTANS WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3267 SQ FT - 303.51 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, GARAGE & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 262 SQ FT - 24.31 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 344 SQ FT - 31.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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