

# IMPERIAL HOUSE

LIMEHOUSE • E14



# IMPERIAL HOUSE

## LIMEHOUSE • E14

**A striking 2/3 bedroom penthouse apartment that has been fully refurbished and remodelled to offer an exceptional contemporary interior extending to approximately 204.5 sq metres (2,204 sq ft)**

**The property offers a vast triple aspect terrace affording far reaching views and two secure car parking spaces.**

---

**Master bedroom with en suite • Bedroom  
Bathroom • Study/guest room • Kitchen  
Mezzanine • Reception room • Guest WC • Balcony  
Terrace • Concierge • Private parking**

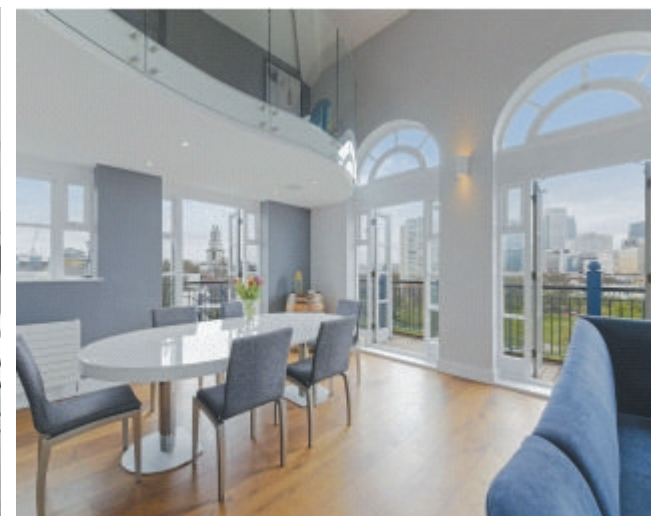
---

**Guide Price: £2,100,000**

**Tenure: Leasehold**

**Local Authority: London Borough of Tower Hamlets**

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





# DESCRIPTION

This beautifully presented Penthouse located in a gated development in the heart of Limehouse situated on the fourth and fifth floor has been comprehensively refurbished throughout. Exceptionally finished to the highest of standards with meticulous attention to design and detail the apartment comprises of a generous entrance hall with solid Oak flooring on the fourth floor leading to both bedrooms, a study/office, a family shower room and an airing/storage cupboard. The master bedroom benefits from a walk in wardrobe and an en suite bathroom with access to a balcony giving views towards Canary Wharf. The second bedroom also gives access to the balcony, with both bedrooms having excellent ceiling height. The generous study/guest room has built in wardrobes. A stunning oak staircase leads to the upper floor comprising of a guest WC and a generous kitchen with skylight and ample units and worktop space along with integrated appliances. The bright triple aspect reception room has been altered to gain further floor space and now offers ample seating and dining space with a double ceiling height and a bespoke staircase leading to a mezzanine floor with glass balustrade overlooking the double height roof space. The reception room has access to a wonderful triple aspect terrace enjoying far reaching views of urban London taking in Canary Wharf, St Anne's Church and the London skyline. All bathrooms have Hansgrohe fittings and Duravit furniture. The home itself despite being minimalist on the surface boasts sophisticated technology with under floor heating in the kitchen and bathrooms and a Sonos surround system throughout.

There are two secure parking spaces, a concierge and residents' gym.







**Travel:** Transport links can be found at Westferry DLR station (0.4 miles) as well as Limehouse DLR and National Rail station (0.5 miles). There are also regular Thames Clipper services from Canary Wharf Pier (0.5 miles). All times and distances are approximate. Victory Place is located within close proximity to the restaurants on Narrow Street with a further choice of bars, restaurants and shopping facilities available in Canary Wharf.

**All times and distances are approximate.**

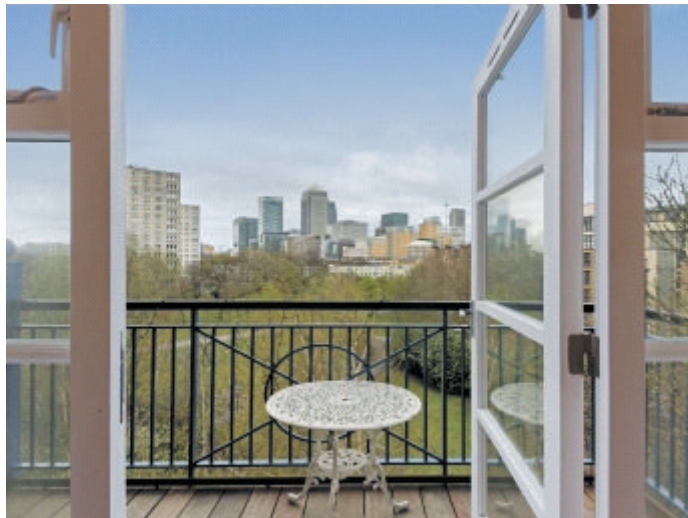














# IMPERIAL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2204 SQ FT - 204.80 SQ M

(INCLUDING RESTRICTED HEIGHT AREA, STORAGES & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT AREA: 114 SQ FT - 10.62 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



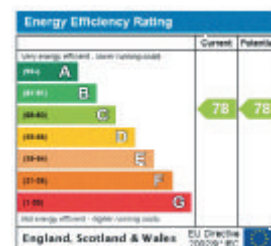
**020 7512 9966**

**18/19 Cabot Square**

**London E14 4QW**

**cwharf@knightfrank.com**

All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit [KnightFrank.co.uk/tenantcharges](http://KnightFrank.co.uk/tenantcharges)



**Important Notice 1.** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated March 2017 Photographs dated February 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.