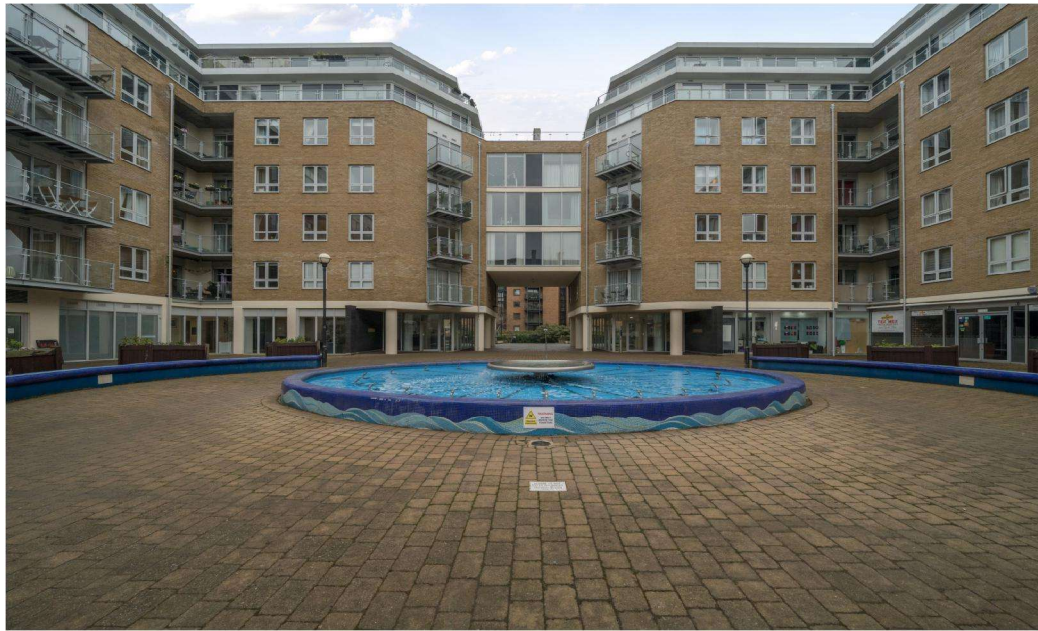




Offers In Excess Of £400,000

1 Bedroom Apartment for sale

Flat 123 Ionian Building, 45 Narrow Street, London



## Overview

Offering over 680 sq. ft. of internal space, this exceptional one-bedroom apartment stands out in the market. With a private balcony and a rare double-sized secure parking space, it provides both comfort and convenience.

Situated in a prime location near Limehouse Marina and the River Thames, the property offers excellent access to Canary Wharf and the City. An ideal opportunity for first-time buyers, investors, or those seeking a well-connected London home.



## Key Features

- Large Apartment 680 sq ft
- Secure Gated Parking
- Balcony
- Concierge
- Communal Gardens
- Residents Lounge Area
- Chain Free
- Sought After Location
- Excellent Transport Links
- Ideal for First Time Buyers and Investors









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Upon entering the apartment, you are immediately welcomed by a spacious entrance hallway providing access to all rooms. The open-plan living and kitchen area is generously sized, offering ample space for a lounge setup, dining area, and workstation.

A set of patio doors leads to a private balcony overlooking a well-maintained residents' communal garden. The recently refurbished kitchen features a stylish range of floor and wall cabinets, ample worktop space, and integrated appliances. Light wood laminate flooring flows seamlessly throughout, enhancing the warm and inviting ambience.

The main bedroom is equally impressive, offering ample space for a king-size bed, bedroom furniture, and even a dedicated office setup. Adding to its appeal is a generously sized built-in wardrobe—concealing a hidden feature waiting to be discovered.

The accommodation is completed by a generously sized bathroom, featuring floor-to-ceiling tiling, a bathtub with an overhead shower, and stylish sink and vanity unit, creating a contemporary finish.

The apartment includes its own extra-large parking space, and residents benefit from a range of onsite amenities, including a concierge, communal gardens, and 24-hour security. Additionally, exclusive hireable rooms are available for private occasions and events. With lift access to all floors and impeccably maintained communal areas, the development offers both convenience and a high standard of living.

Limehouse offers a perfect blend of historic charm and modern convenience, with scenic waterfront views, excellent transport links, and a vibrant community. Located between Canary Wharf and the City, it provides easy access to key business districts while maintaining a relaxed, village-like atmosphere. Limehouse Marina, the Thames Path, and local eateries create a picturesque



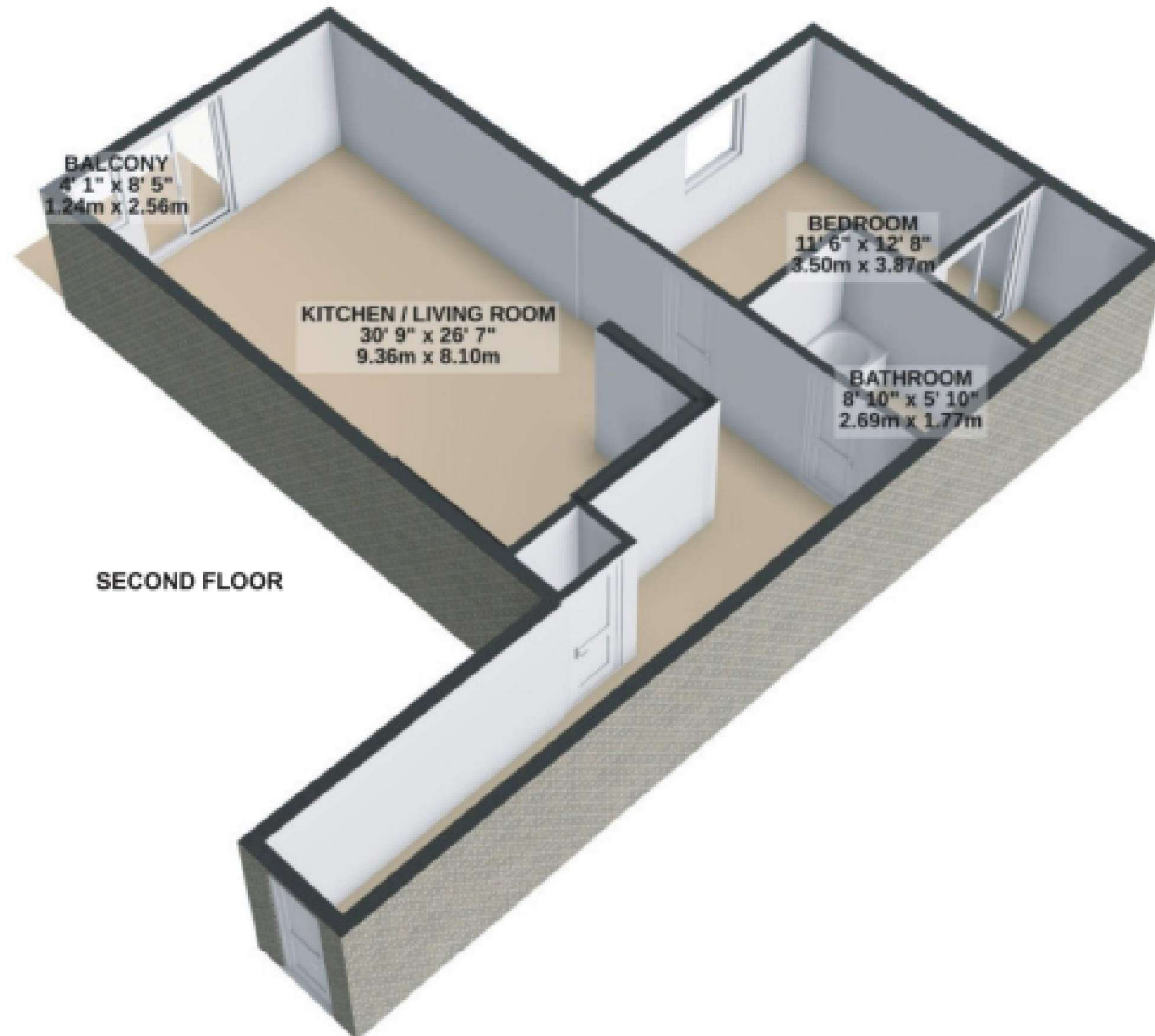
setting, while the DLR and nearby Cycle Superhighway ensure seamless commuting. For those more active amongst you there is a choice of local gyms and a range of activities available on and around the marina. With a mix of period homes and contemporary developments, plus a strong sense of community, Limehouse is an attractive choice for professionals, investors, and those seeking a well-connected yet tranquil London lifestyle.

# Floorplans



## Narrow Street, London, E14

APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT 63.2 SQ METRES



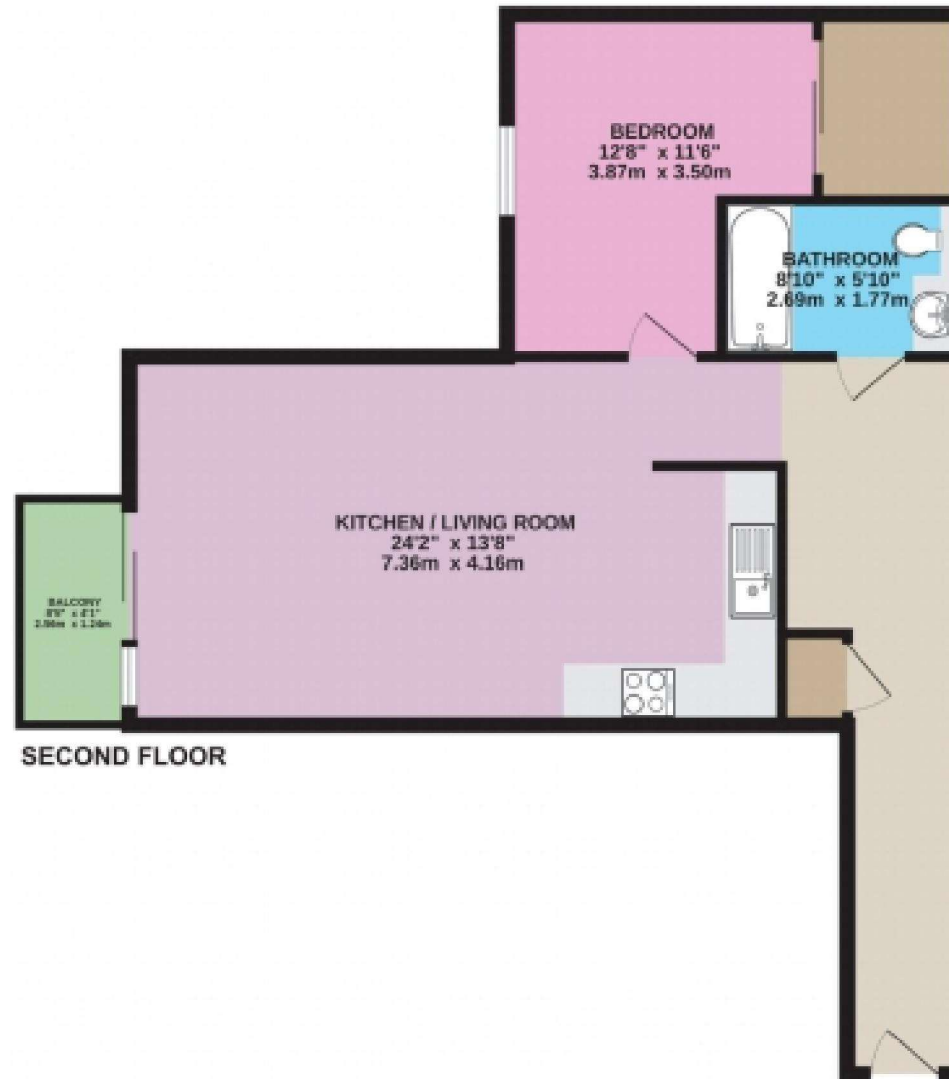
SECOND FLOOR

# Floorplans

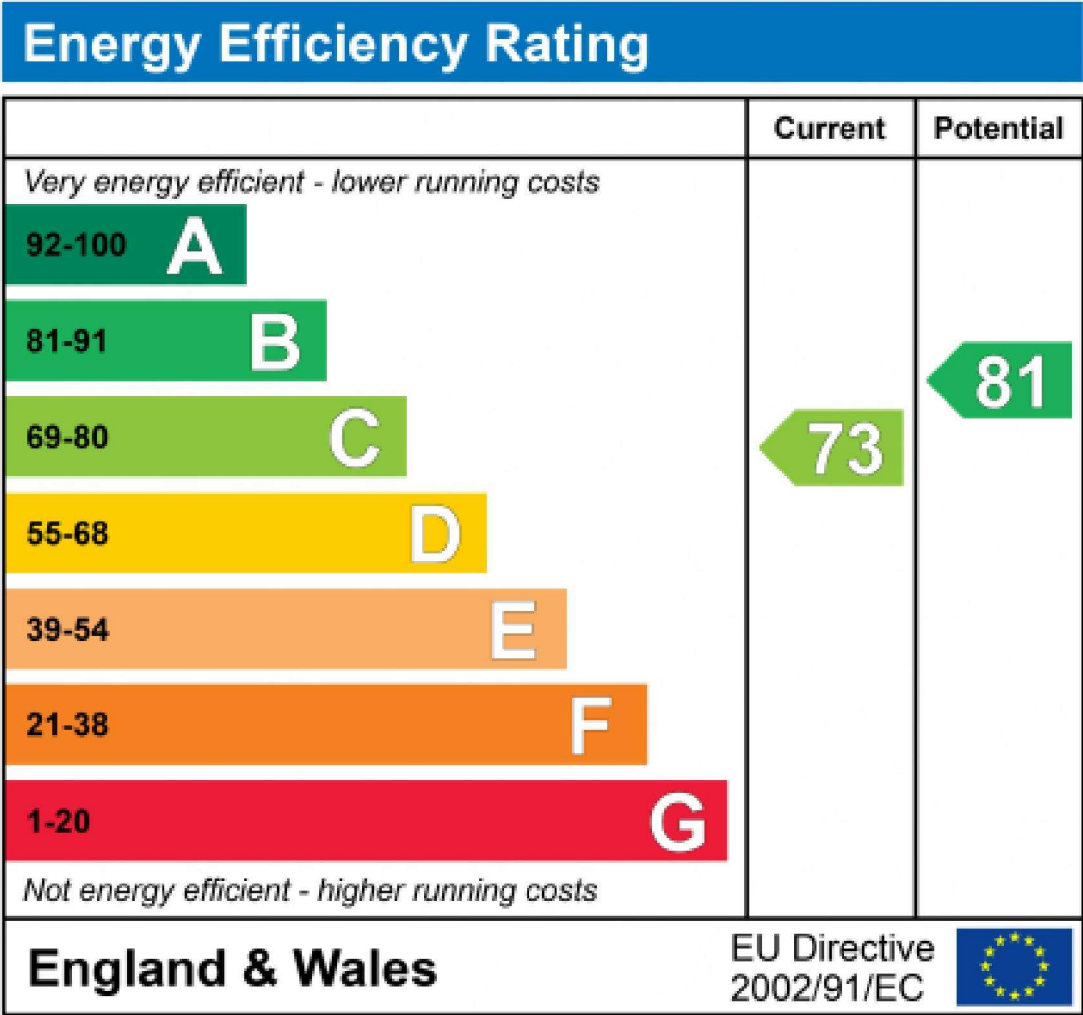


## Narrow Street, London, E14

APPROX. GROSS INTERNAL FLOOR AREA 680 SQ FT 63.2 SQ METRES



SECOND FLOOR







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