



Naval Row E14

Freehold
2 Bed 2 Bath
1315 sqft (approx.)

Available to the market for the first time in 23 years.

An imposing and handsome 2 bed 2 bath Victorian home which is within the rare Grade II listed building known as Pumping House, formerly known as the East India Pumping Station built in 1857.

Spanning approximately 1,315 sqft and spread across two floors this apartment offers excellent split-level accommodation with incredible volume that is enhanced by the c.5.25m high vaulted ceiling in the living space.

- Converted Pumping Station
- c.5.25m high vaulted ceiling
- Arched windows

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Accessed via a well-kept communal entrance and into the ground floor, both bedrooms are sizeable doubles and share a main bathroom. The first bedroom benefits from built-in storage and the other, the principal has a fully tiled shower-room.

Heading up to the large living space which is nearly 9 meters wide and flooded with natural light, poured in by the charming arched windows, this room's sheer volume is impressive. There's a semi-open plan kitchen to one side complete with full integrated appliances and a small utility area too. Wooden floors and a clean combination of white paintwork and deeper tones, provide a sophisticated finish.

There is a patio area to the front of the property which is demised and great for enjoying some outside space.

The property also comes with a designated private car parking space.

Located at the entrance of Clove Crescent, The Pumping House is surrounded by a vibrant selection of cafes and restaurants. Just a short walk away, Naval Row provides easy access to East India DLR Station, connecting you to the Elizabeth Line and Jubilee Line at Canary Wharf in under five minutes.

Tenure: Freehold

Lease Length: N/A

Service Charge: £1,749 per annum (approx.)

Ground Rent: N/A

Parking: Off Street Parking

Local Authority: Tower Hamlets

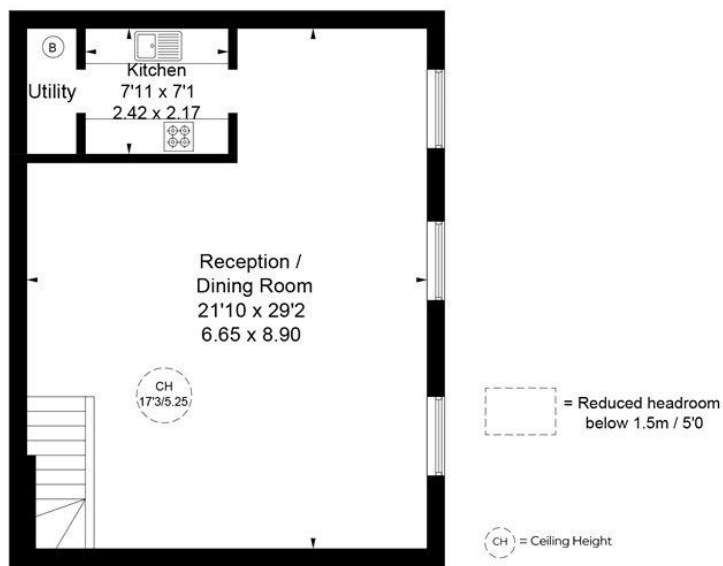
Council Tax Band: E

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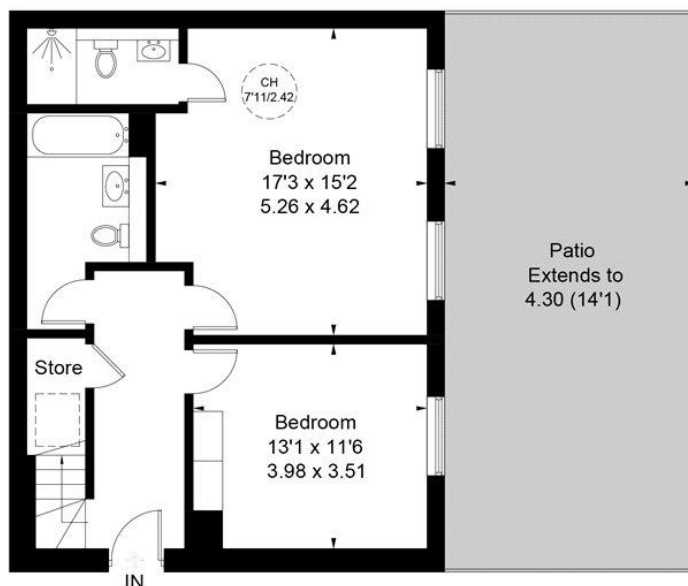


East India Dock Pumping Station, Naval Row, E14

Approximate Gross Internal Area
 Ground Floor = 649 sq ft / 60.3 sq m
 (Excluding Reduced Headroom)
 First Floor = 656 sq ft / 61.0 sq m
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Total = 1315 sq ft / 122.2 sq m



First Floor



Ground Floor

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. (ID1205112)