



Morris Road E14

Share of Freehold

1 Bed 1 Bath

1660 sqft (approx.)

Colman's Wharf, once home to Spratts Dog biscuit factory (where 'Crufts' originated) is among the most distinctive Victorian warehouse conversions along the Limehouse Cut canal. It now forms part of the Spratt's complex where many designers came together from Architects to photographers and even the infamous Spitting image creators.

- Warehouse conversion
- Treble aspect with canal view
- Two designated secure parking
- Fibre Optic connected
- Chain-free sale

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This expansive apartment, spanning approximately 1,660 sqft, celebrates its industrial heritage through exposed brickwork, original Crittall windows, steel beams, and solid wooden floors that lend a tangible sense of warmth and character.

The vast open-plan living space is defined by soaring ceilings and an effortless flow, equally suited to entertaining, relaxing, or working from home. It is light and airy, with treble aspect allowing you to enjoy the different seasons and daylight throughout the day, from early morning sunrise to late evening sunset.

Seven large windows, one of two balconies, plus original loading doors and one NY style fire escape, beautifully floods the living quarters with natural light throughout the day, while the first balcony opens directly onto canal views where you can sit back and watch narrow boats navigating by and wildlife fishing or swans flying past, helping you unwind at the end of the day.

The large double bedroom with extensive built-in storage and high ceiling leads out to the second balcony that catches the morning sun, an ideal spot for a slow wake-up, morning cappuccino in the summer. The bathroom sits next door with both a large walk-in shower and a freestanding bath, finished in a minimalist style that offers a perfect canvas for your own personalisation.

Originally designed to be two separate apartments, the property is held under two titles/leases and retains dual entrances, offering scope for future reconfiguration or flexible multi-use living. The property also benefits from full Fibre Optics.

Two secure parking spaces are included, one underground and one covered, along with additional large and secure storage.

Colman's Wharf occupies an enviable position between the City and Canary Wharf, Westfield and Greenwich and a hop away from Borough and Farringdon. Its nearest transport links are Langdon Park and Devons Road DLR stations which are 7 mins walk away equally. There are plenty of green spaces nearby, community activity, gym, sports centres and canal-sidewalks along with an enviable array of bars and cafes nearby whether it's towards Limehouse Basin and the Thames or Olympic Park and Grand Union canal.

Tenure: Share of Freehold

Lease Length: 960 years and 1 months

Service Charge: £5,500 per annum (approx.)

Ground Rent: £5 per annum (approx.)

Parking: Off Street Courtyard Parking & Underground Garage

Local Authority: Tower Hamlets

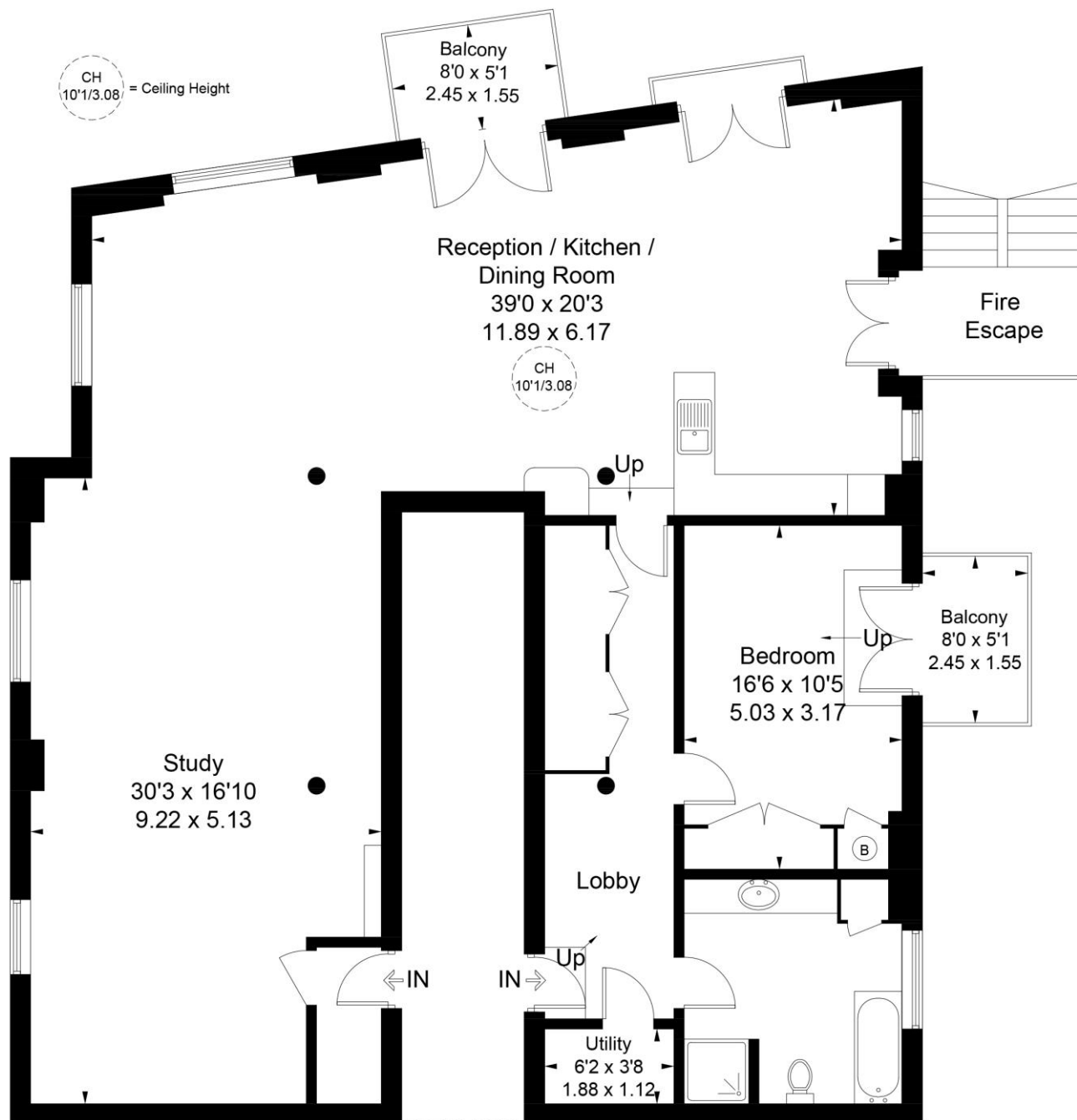
Council Tax Band: F

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Colmans Wharf, E14

Approximate Gross Internal Area
Second Floor = 1660 sq ft / 154.2 sq m



Second 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. (ID1253349)