

# River Habitat



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19 Coldharbour, Isle Of Dogs, E14 9NS

3 Bedroom Duplex Apt

£595 pw

rh-coldharb5995-el4

Available 17th August 2012. A stunning three double bedroom riverside duplex conversion of the oldest riverside London police station with three roof terraces and views directly onto the Thames.

Coldharbour is a partially cobbled street, steeped in history, running along the river. The street is quiet and residential with a well blended mix of period houses, modern flats and a terrace of 1970's Scandinavian houses.



- \* Fantastic 3 double bedroom Duplex Property
- \* 3 roof terraces sitting directly onto the Thames
- \* 1 long undercroft car parking space
- \* A walk into Canary Wharf

A stunning three double bedroom riverside duplex conversion of the oldest riverside London police station with three roof terraces and views directly onto the Thames.

Coldharbour is one of the most charming and tucked away locations on the Isle of Dogs. Directly North of the Blue Bridge, connecting Prestons Road to Manchester Road this North to South Street on the East side of the Island enjoys all of the creature comforts of nearby Canary Wharf in an extremely quiet situation. Canary Wharf, a 15-20 minute walk away through what is to become Wood Wharf and/or the Poplar Docks is replete with everything one would need. The two large shopping centres at Canary Wharf hold everything from Waitrose and Tesco's in terms of supermarkets to brand name retailers and myriads of restaurants and bars. The area is also full of sports/health centres such as Virgin One, LA Fitness and the Reebok Club as well as a multiplex cinema.

Coldharbour is a partially cobbled street, steeped in history, running along the river. The street is quiet and residential with a well blended mix of period houses, modern flats and a terrace of 1970's Scandinavian houses. A local Gastro pub, the Gun, commands one side of the street while blue badged, Nelson's house, is on the opposite end. This particular property commands the second and third floor of what was once the oldest riverside police constabulary in London. The property's period wooden features and exposed brickwork combine well with the easy layout. All three double bedrooms with an en-suite shower room off of the master and a shared guest bathroom command the lower floor. The upper floor is open plan to the kitchen with three entrances onto two fair sized balconies as well as a large roof tiled roof terrace. The property has one long undercroft car parking space that due its length circa. 24 feet, could accommodate two small cars.

## **LOWER FLOOR**

- **MASTER BEDROOM (19ft4 X 12ft3)** Wooden Flooring, Gas Radiator, Double Glazed Windows.
- **EN-SUITE (8ft3 X 5ft10)** Tiled Floor. Gas Radiator. Fully tiled wall. Bath, W.C. Wall Mirror, Wash Hand Basin, Extractor Fan and Shaver Point.
- **SECOND BEDROOM (9ft2 X 8ft5)** Wooden flooring, Gas Radiator, Double Glazed Windows.
- **THIRD BEDROOM (12ft4 X 10ft7)** Wooden flooring, Gas Radiator, Double Glazed Windows.
- **BATHROOM (7ft6 X 4ft0)** Tiled Floor. Gas Radiator. ½ tiled wall. Cubicle Shower. Low Level WC. Wash Hand Basin. Shaver Point. Extractor Fan.

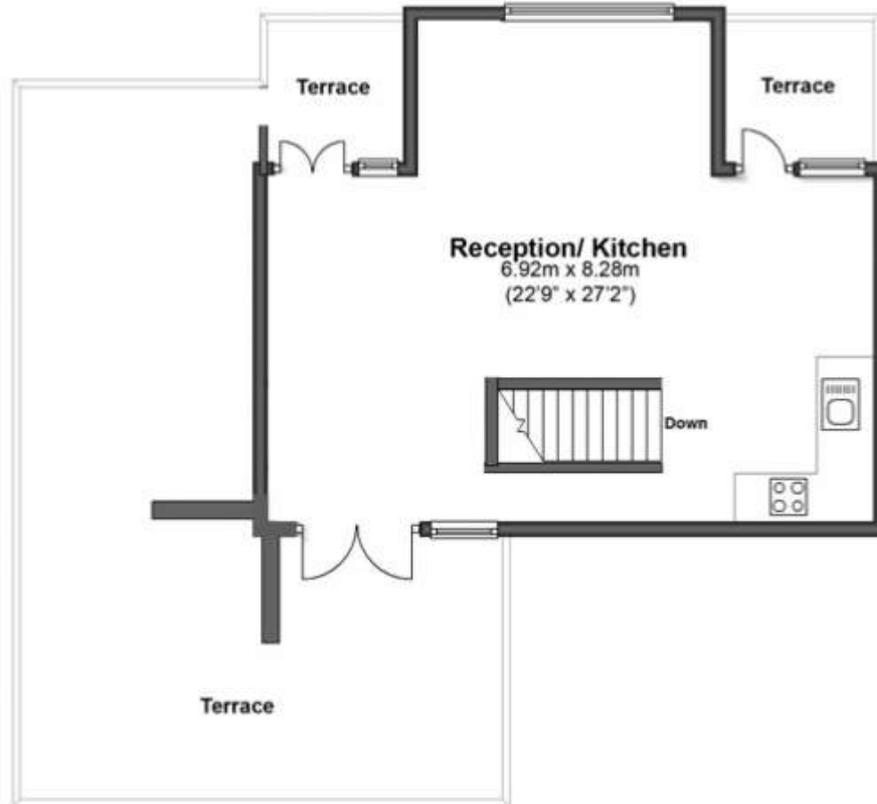
## **UPPER FLOOR**

- **LOUNGE (26ft11 X 15ft8)** Wooden floor with access onto three roof terraces.
- **KITCHEN (Open-Plan to Lounge)** Wooden flooring, Fitted kitchen with a number of low and shoulder level cupboards. Granite worktop. Stainless Steel Sink. 4 X Gas Hob and Oven. Fridge/Freezer, Washing Machine, Dishwasher.
- **TERRACE**
- **BALCONY 1**
- **BALCONY 2**



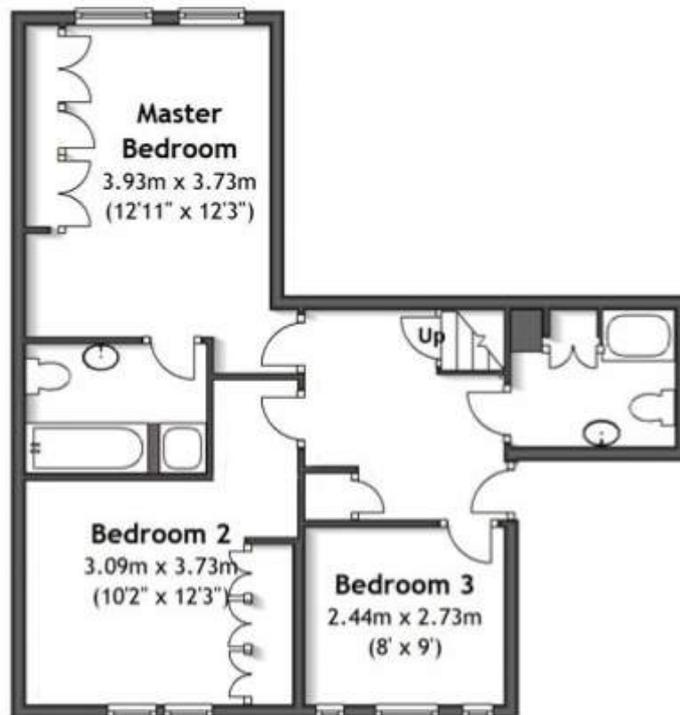
## Fourth Floor / Upper Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



## Third Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 99.3 sq. metres (1068.5 sq. feet)

**Coldharbour**