

Gainsborough House, Victory Place, Limehouse, E14

Asking Price: £900,000

Benham & Reeves

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3 Bedroom (s) 3 Bathroom (s) Leasehold

A spectacular three-bedroom apartment with breathtaking views across Limehouse Basin, situated within the highly sought-after Gainsborough House, E14. Occupying a prime waterfront position on the edge of the marina, opportunities to acquire apartments of this calibre are exceptionally rare.

Extending to an impressive 1,347 sq. ft. (125 sq. m.), this beautifully presented first-floor home offers bright, spacious, and thoughtfully designed accommodation. The property comprises three generous double bedrooms (one room currently used as a dining room), two luxurious en-suite shower rooms, a contemporary family bathroom, and excellent built-in storage throughout. The expansive open-plan reception, dining, and fully fitted kitchen create an ideal space for both everyday living and entertaining, while two private balconies, including an exceptional west-facing terrace, provide excellent outdoor space, capturing sunshine throughout the day and enjoying stunning views over Limehouse Basin.

Residents also benefit from secure allocated parking and a prestigious waterside setting, just moments from Limehouse DLR and C2C stations.
The DLR provides direct access to Canary Wharf and the City in under ten minutes, while also connecting to Stratford International and Royal Greenwich. The C2C offers convenient services to Fenchurch Street and the Essex coastline.

Just a short walk away is the charming and historic Narrow Street, renowned for its riverside character and excellent selection of cafes, restaurants, and traditional pubs, including Gordon Ramsay's The Narrow and The Grapes, famously part-owned by Sir Ian McKellen. Canary Wharf is also within easy reach, offering an outstanding choice of world-class restaurants, bars, luxury shopping, and everyday conveniences, including Waitrose, Marks & Spencer, and John Lewis.

This is a rare opportunity to acquire an exceptional waterside residence in one of East London's most desirable locations.







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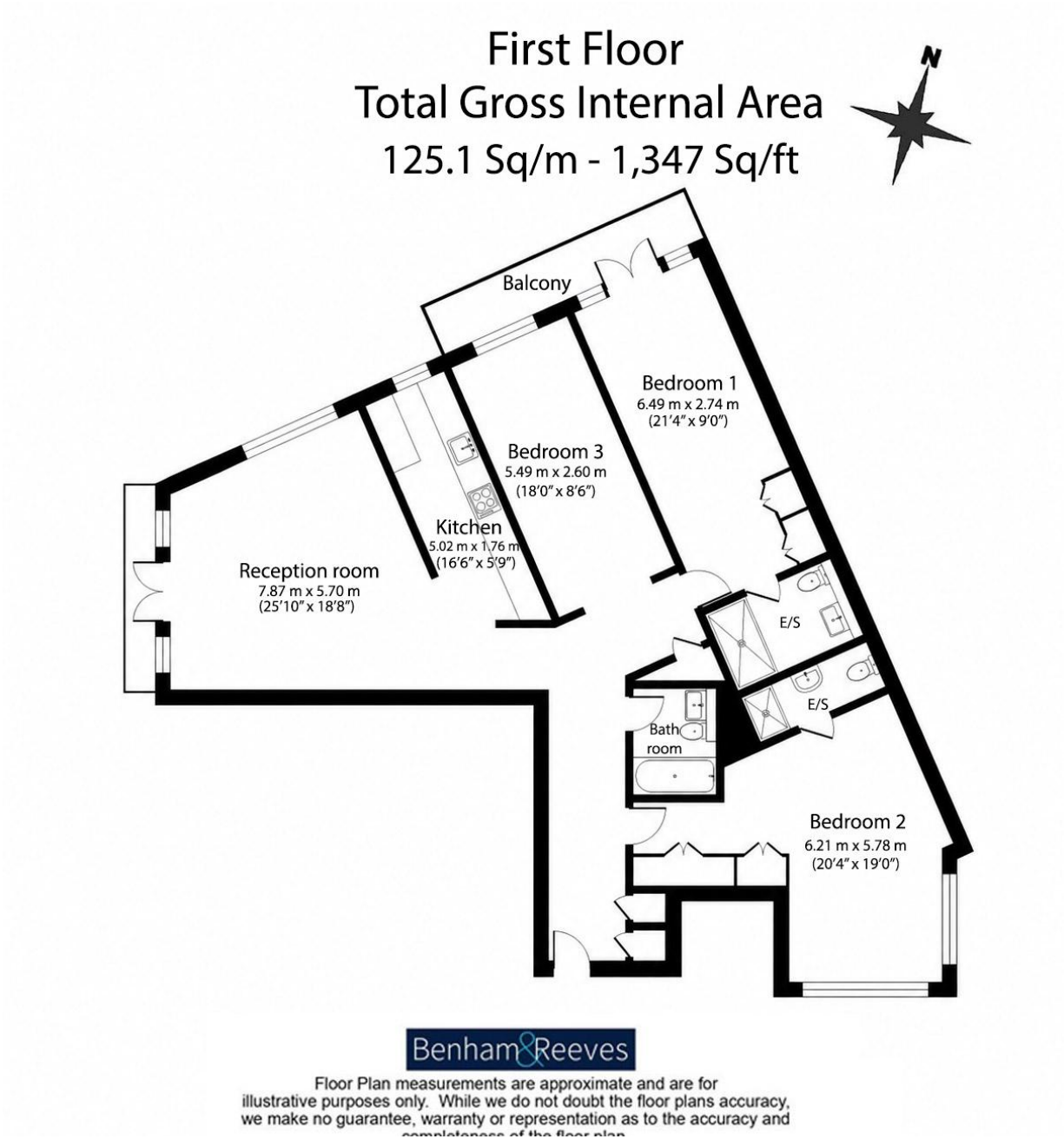


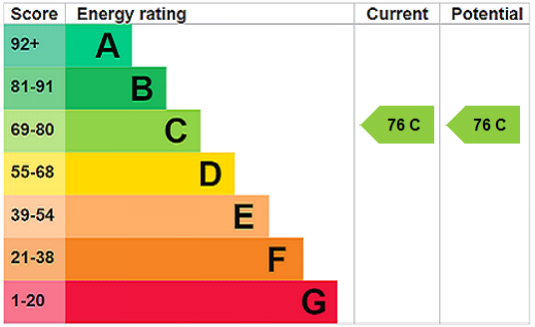



Property Features:

- Three Double Bedrooms
- 2 En-Suite Shower Rooms
- Family Bathroom
- Open-Plan Kitchen
- Stunning Marina Views
- 2 Balconies
- Concierge
- Gym
- Parking

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£900,000
Tenure:	Leasehold Expires 04/03/2194 Approximately 167 Years Remaining
Ground Rent:	£200.00 (per annum) For the year 2026
Service Charge:	£7,265.00 (per annum) For the year 2026
Anticipated Rent:	£3,000.00 pcm Approx. 3.8% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260212

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