



Royal Mint Street, Tower Hill, E1

Asking Price: £620,000

 Benham
& Reeves

Royal Mint Street, Tower Hill, E1

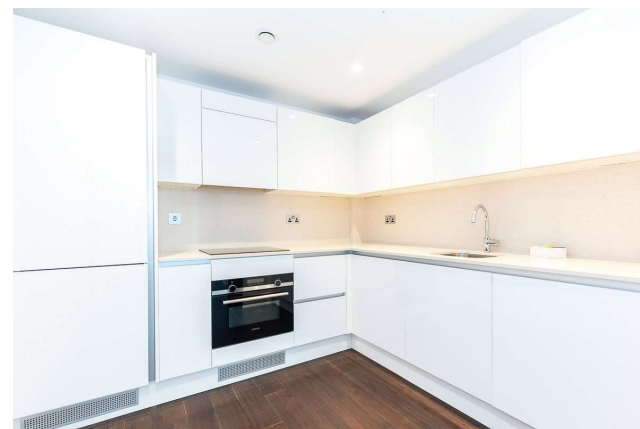
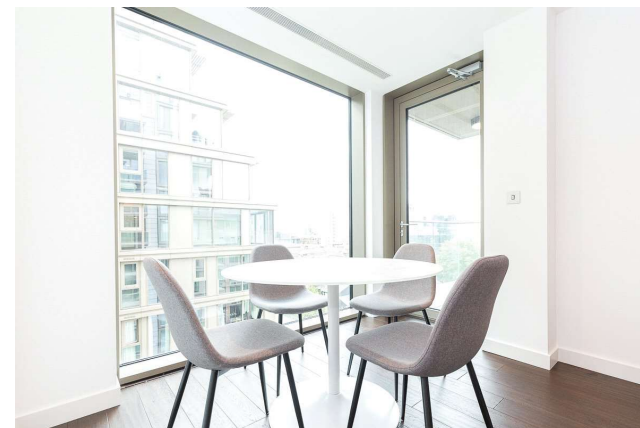
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated in a contemporary Tower Hill development, this spacious 618 sq. ft. residence boasts a suite of amenities, including concierge service, gym, pool, and cinema, ensuring residents enjoy premium living.

Inside, modern elegance prevails with chic finishes and open-plan design. The sizable bedroom provides a peaceful retreat, while the living area is perfect for entertaining. The flat also features a south-east facing balcony.

Located very close to Tower Bridge, this remarkable one bedroom apartment epitomises urban living in Central London. Offering easy reach to Bank and Canary Wharf, it is ideal for those craving a city lifestyle.

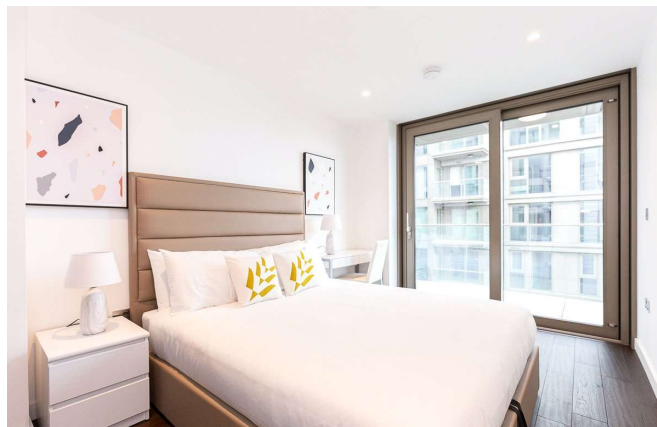
Please note that this property is currently rented, photographs were taken prior to the current tenancy



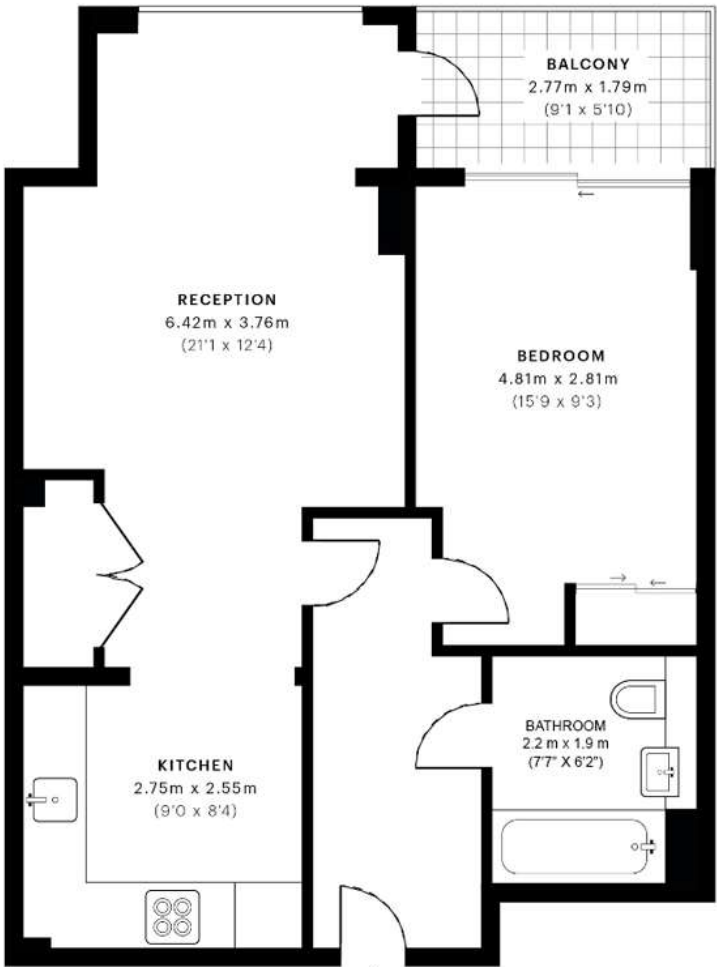


Property Features:

- One bedroom
- One bathroom
- 618 square feet (approx.)
- 7th floor
- Open plan living area
- Gym
- Swimming pool



7th Floor
Total Gross Internal Area
57.48 Sq/m - 618.7 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Terms & Conditions:

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

Asking Price:	£620,000
Tenure:	Leasehold Expires 01/09/3008 Approximately 984 Years Remaining
Ground Rent:	£550.00 (per annum) 2024
Service Charge:	£4,018.00 approx. (per annum) 2024
Anticipated Rent:	£2,200.00 pcm Approx. 4.3% Yield

Viewings:

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

Our reference: CWH230406

T: 020 8036 3200
E: canarywharf.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

