



Ensign Street, Tower Hill, E1

Asking Price: £420,000

Benham
& Reeves

Ensign Street, Tower Hill, E1

 1 Bedroom  1 Bathroom  Leasehold

This bright and well-presented one bedroom apartment is finished to a high standard and benefits from laminate flooring throughout. The property offers a spacious layout with a large double bedroom, generous built-in storage and an abundance of natural light throughout the home.

The apartment features a modern kitchen fitted with quality appliances and a well-designed living area that creates a comfortable space for both relaxing and entertaining. Both the living room and bedroom provide direct access to a large, private, south-east-facing balcony, offering excellent outdoor space and further enhancing the property's light-filled feel. The bedroom is particularly spacious and includes ample storage, making it highly practical for everyday living. A contemporary bathroom is also finished to a modern standard.

Ensign Court is a pet-friendly development and is ideally located within walking distance of several well-known London landmarks and amenities. Tower Bridge is just a short walk away, offering access to one of London's most iconic tourist attractions, while a Sainsbury's is located less than a minute away for everyday convenience. A Waitrose is also situated directly opposite, alongside a variety of cafés, restaurants, pubs and local shops. Other nearby attractions include Spitalfields Market and St Katharine Docks.

The development is well connected for transport, with Tower Gateway DLR Station approximately 0.4 miles away. Tower Hill Underground station is approximately 0.5 miles away, and London Fenchurch Street station is approximately 0.7 miles away.





Property Features:

- One Bedroom
- Bathroom
- Large South-East Facing Balcony
- Pet Friendly Development
- Residents' Roof Terrace
- Laminate Flooring Throughout
- Great Transport Links



First Floor

Total Gross Internal Area
57 Sq/m - 613 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Terms & Conditions:

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

| | |
|-----------------|--|
| Asking Price: | £420,000 |
| Tenure: | Leasehold Expires 24/12/2270 Approximately 244 Years Remaining |
| Ground Rent: | £100.00 (per annum) For the year 2026 |
| Service Charge: | £2,965.00 (per annum) For the year 2025 |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH260052

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