



# Londinium Tower, Mansell Street, Tower Hill, E1

Asking Price: £400,000

 Benham  
& Reeves



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 1 Bedroom  1 Bathroom  Leasehold

Situated within Londinium Tower on Mansell Street, located on the fringes of The City. This well-maintained 1-bedroom apartment is offered furnished and is professionally managed.

The property comprises a large reception area with a balcony. There is a separate kitchen with excellent storage and fully integrated appliances. The generously sized bedroom is well equipped, including a large built-in wardrobe. The family-size bathroom comes complete with a professionally fitted shower attachment with screen and large vanity mirror. Residents at Londinium Tower also benefit from daytime concierge.

Located on Mansell Street, the property is just minutes from the shops & amenities, with supermarkets, gyms, bars, restaurants, and cafés all nearby. Spitalfields Market, renowned for its selection of niche outlets and boutiques, Brick Lane for its trendy bars and restaurants and Shoreditch for quirky outlets and vibrant nightlife are also within a short walk.

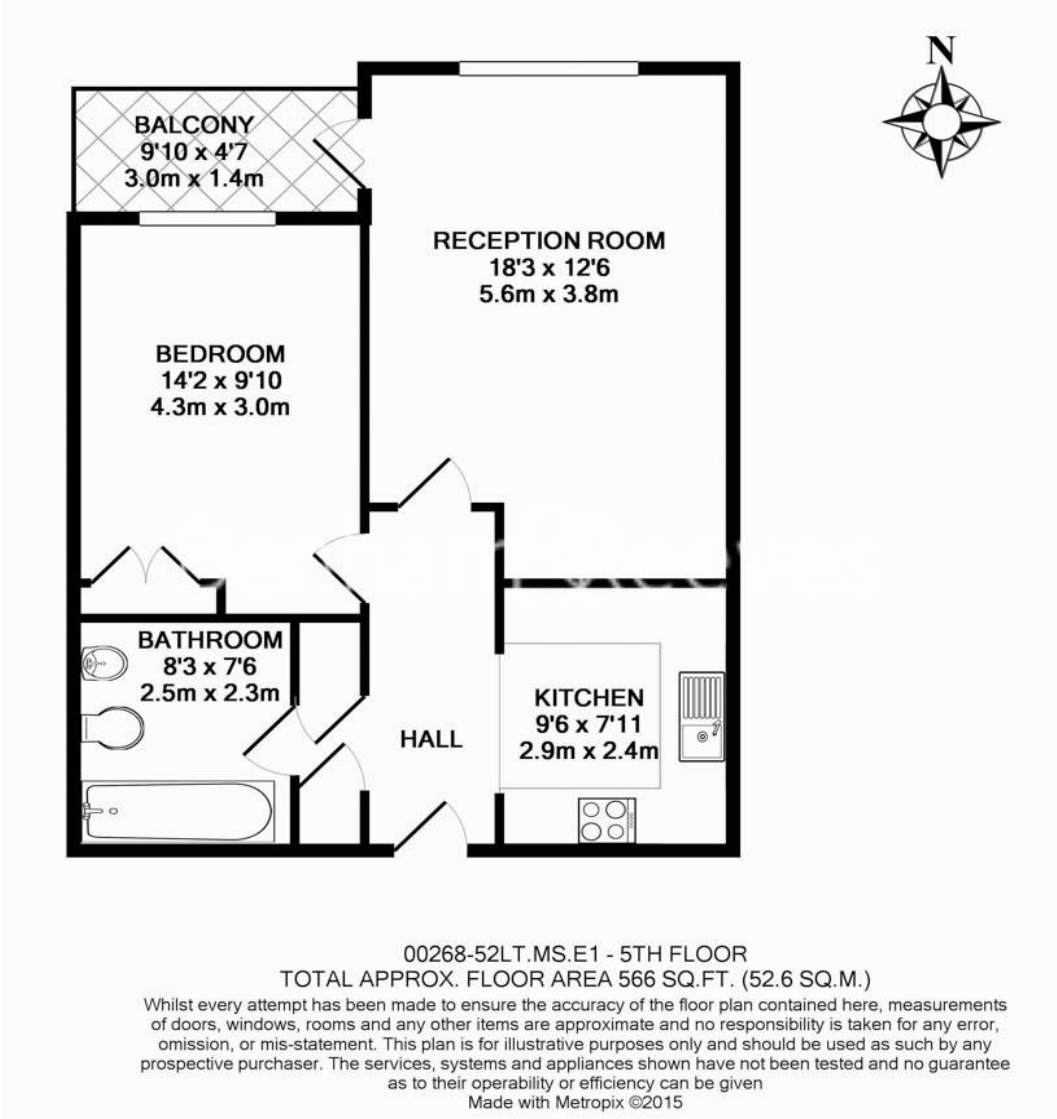
The property is conveniently located for quick access into The City and transport links for a swift commute into Canary Wharf & The West End. Tower Hill Underground and Tower Gateway DLR.

## Property Features:

- One Bedroom
- One Bathroom
- Private Balcony
- Built in Storage
- Concierge service
- Short walk to Aldgate and Aldgate East
- Lift Access
- Good Transport Links



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 82 B      |
| 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:     | £400,000                                                             |
| Tenure:           | Leasehold<br>Expires 31/12/3000<br>Approximately 974 Years Remaining |
| Ground Rent:      | £300.00 (per annum)<br>01/09/2025 - 31/08/2026                       |
| Service Charge:   | £5,066.12 (per annum)<br>01/03/2026 - 28/02/2027                     |
| Anticipated Rent: | £2,200.00 pcm<br>Approx. 6.6% Yield                                  |

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH260292

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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

