



## Emery Way, Tower Hill, E1W

Offers Over: £475,000

 Benham  
& Reeves

# Emery Way, Tower Hill, E1W

 Manhattan  1 Bathroom  Leasehold

A stunning and beautifully presented Manhattan suite located on the sixth floor of one of West Wapping's most recently built developments, Emery Wharf.

This apartment spans an approximate 463 square feet of accommodation, has been finished to a high specification and benefits from an iconic view of the London skyline. The property comprises a light and airy living area with floor to ceiling windows which opens onto an open-plan kitchen with integrated and fitted appliances. There is a great size divide for the sleeping area with plenty of storage space including storage room and a luxury fitted bathroom.

Emery Wharf offers residents 24-hour concierge, lift access, spa, steam room, sauna and a residents' fully equipped gym including a squash court and a virtual golf range. This development also allows residents to use the residents' lounge, meeting room, communal garden/area and private screening room. Emery Wharf is located close to local shops at St Thomas More Square and is also walking distance to Tower Gateway (DLR) or Wapping Overground.





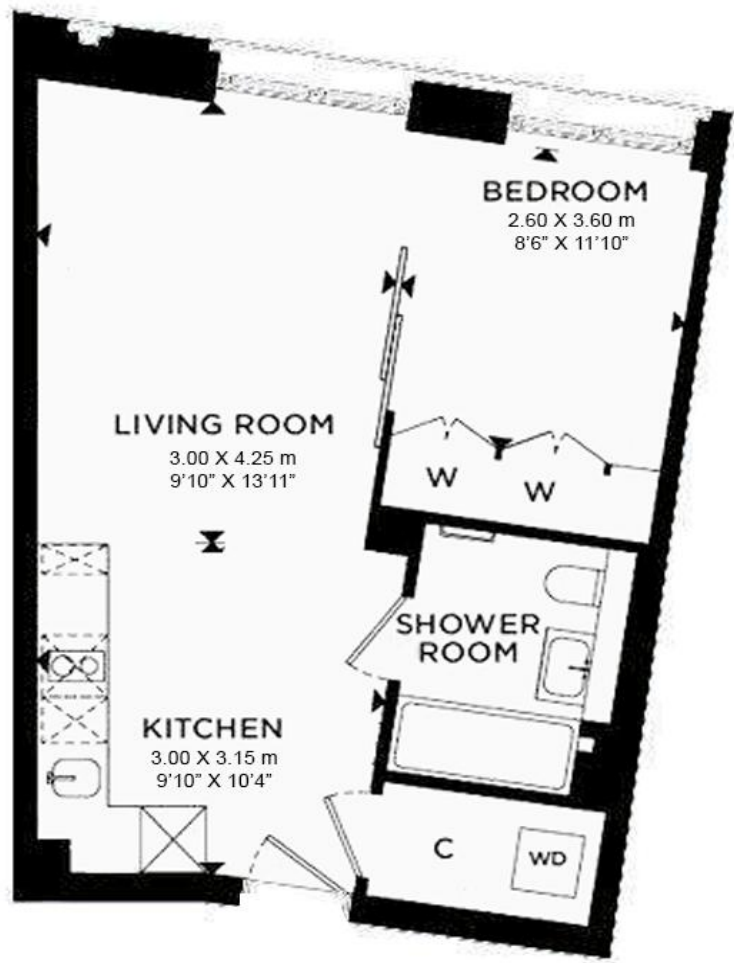


## Property Features:


- Manhattan Apartment
- One Bathroom
- Sixth Floor
- 463 Square Feet (Approx.)
- 24-Hour Concierge
- Lift Access
- Communal Gardens
- Residents Gym and Spa Facilities
- Virtual Golf Range
- Tower Gateway (DLR) and Wapping Overground



Total Gross Internal Area  
43 Sq/m - 463 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	85	85
(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.

Offers Over:	£475,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 963 Years Remaining
Ground Rent:	£400.00 (per annum) 2025
Service Charge:	£2,892.00 (per annum) 2025
Anticipated Rent:	£3,200.00 pcm Approx. 7.7% Yield

## Viewings:

All viewings are by appointment only through our City Office.

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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