



Royal Mint Street, Tower Hill, E1

Asking Price: £815,000

 Benham
& Reeves

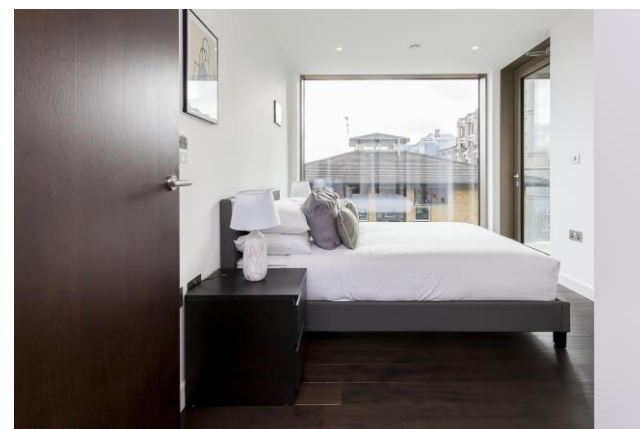
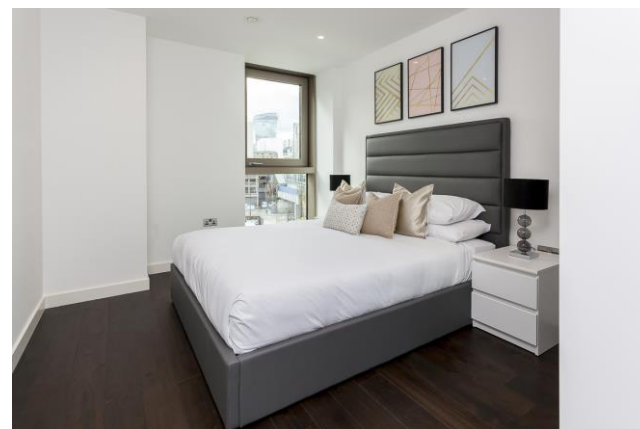
Royal Mint Street, Tower Hill, E1

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Modern two bedroom dual aspect apartment spanning 735 square feet approx. and located on the third floor of Rosemary Place, Royal Mint Gardens.

Boasting a beautiful finish this apartment benefits from an integrated heating and cooling system with primary control from a touchscreen control panel and individual room temperature sensors for zonal control. The bright living area with a dual south west aspect and floor to ceiling windows affording an abundance of natural light, the kitchen has a composite stone worktop and features integrated Siemens appliances which include combined oven-microwave, induction hob and extractor hood, tall fridge freezer, under counter dishwasher, and an integrated washing machine dryer combination. The tiled shower room is fitted with a bespoke vanity counter with natural stone countertop, bespoke wall mounted storage cabinet and a high-quality mist free frameless mirror. The extravagant bedroom is fitted with a premium quality bespoke fitted wardrobe with sliding doors and integrated lighting, and a contemporary bedroom furnishing package.

Residents are welcomed by an open piazza, with impressive water features and landscaping, leading into the stunning reception area where a dedicated 24-hour concierge team are available to attend resident's needs. Residents of Royal Mint Gardens also benefit from exceptional facilities including state of the art wellness centre comprising; fully equipped gym, heated pool & jacuzzi, yoga/dance studio, treatment room, residents' lounge with reading area, cinema, games room, and landscaped courtyards and roof terraces. Located moments from the City of London, directly next to Tower Bridge, The Tower of London, and within walking distance of the finest dining and culture. The location sits in a melting pot of history, commerce, and culture. Occupying a prime position, this exceptional development sits within London's most desirable and exciting district just minutes from St Katherine's Dock, where an abundance of local amenities including a selection of stylish bars and restaurants, elegant cafes and a wide range of shops and local markets are to be savoured.



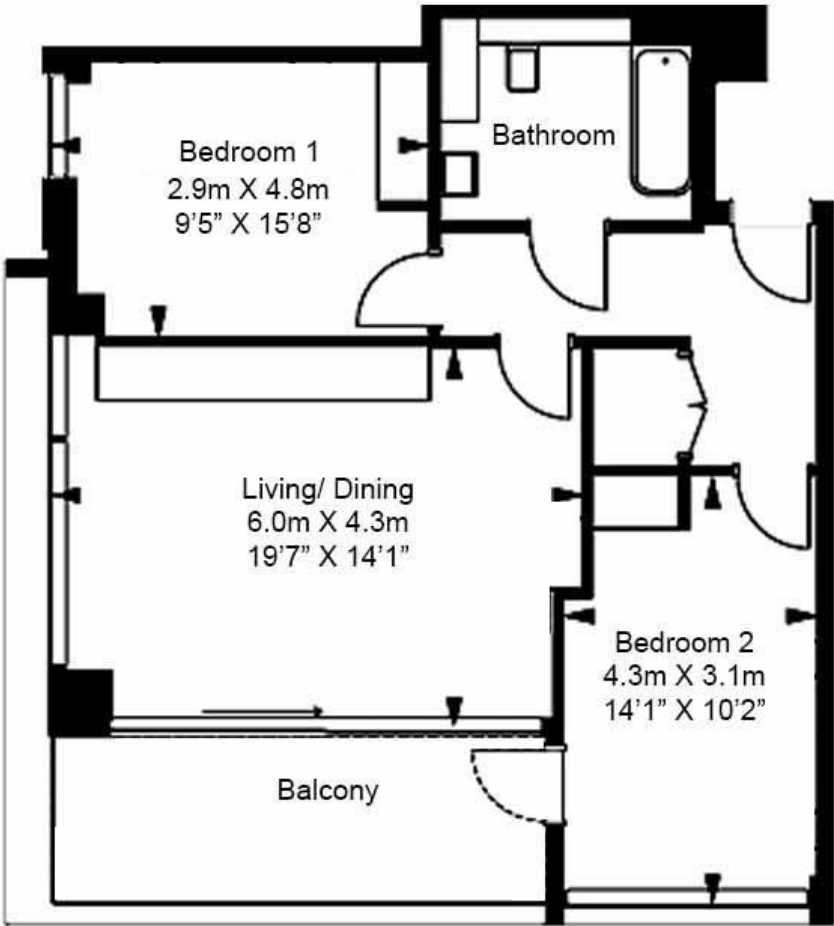


Property Features:

- Two Bedrooms
- One Bathroom
- Third Floor
- 735 Square Feet (Approx.)
- High Specification Kitchen
- Dual Aspect
- South West Facing
- Excellent Location
- Residents Gym and Concierge
- Tower Hill Station (Zone 1)



Total Gross Internal Area
78 Sq/m - 735 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		
(92-100) 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:	£815,000
Tenure:	Leasehold Expires 01/09/3008 Approximately 985 Years Remaining
Ground Rent:	£700 (per annum) 2024
Service Charge:	£5,018 approx. (per annum) 2024
Anticipated Rent:	£3,250 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: BEA220604

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

