



## Dock Street, Aldgate, E1

Asking Price: £625,000

Benham  
& Reeves

# Dock Street, Aldgate, E1

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& Reeves

 1 Bedroom

 1 Bathroom

 Leasehold

Meticulously designed, the apartment features a spacious open-plan reception with stunning herringbone oak flooring and a fully fitted Italian kitchen. Floor-to-ceiling windows flood the space with natural daylight, complemented by a Juliet balcony. The dual-aspect layout provides breathtaking views of both Canary Wharf and the City.

The bedroom is airy and bright, featuring an elegant bathroom. The property spans 490 square feet, is located on the 7th floor, and benefits from underfloor heating in the main areas, while bedroom radiators can be controlled remotely.

Residents of Luxe Tower enjoy exclusive amenities, including a 24-hour concierge service and a state of-the-art gymnasium, providing the ultimate convenience and luxury. The apartment is within walking distance of St. Katharine's Dock, the historic streets of Wapping, the Tower of London, and Canary Wharf. A shopping complex with a large Waitrose supermarket is just a two-minute walk away. Tower Gateway DLR, Tower Hill, and Aldgate East stations (0.3 miles away), provide easy access across London.

This stunning home perfectly balances style, convenience, and spectacular city living.







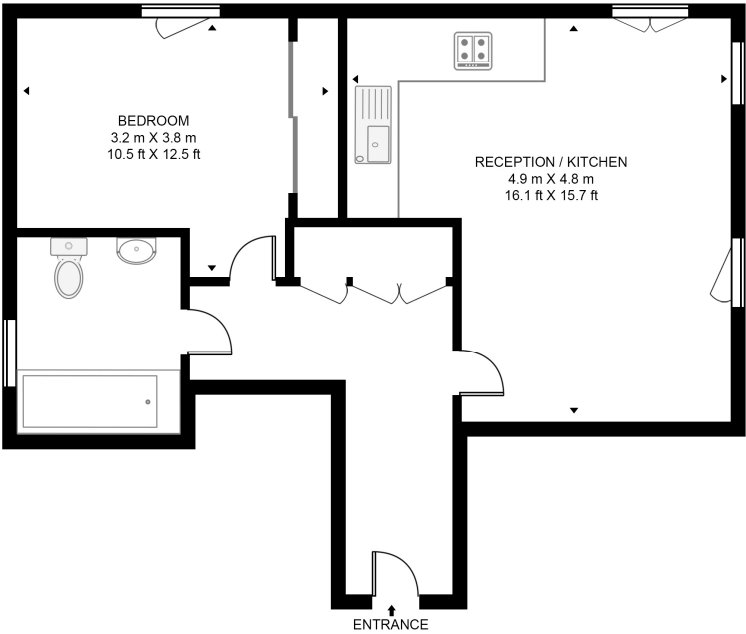
## Property Features:

- One Bedroom
- One Bathroom
- 490 Square Feet (Approx)
- 7th Floor
- 24-hour Concierge
- Residents' Gym
- Views over Canary Wharf



LUXE TOWER, 12 DOCK STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 490 SQ.FT (45.5 SQ.M)



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(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:	£625,000
Tenure:	Leasehold Expires 30/11/2268 Approximately 243 Years Remaining
Ground Rent:	£450.00 (per annum) For the year of 2025
Service Charge:	£3,350.00 (per annum) For the year of 2025
Anticipated Rent:	£2,700.00 pcm Approx. 5.2% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250100

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W: [www.benhams.com](http://www.benhams.com)

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