



Emery Way, Royal Mint, Wapping, E1W

Asking Price: £580,000

 Benham
& Reeves

Emery Way, Royal Mint, Wapping, E1W

 1 Bedroom (s)  1 Bathroom (s)  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.

Please note that this property is currently rented, photographs were taken prior to the current tenancy





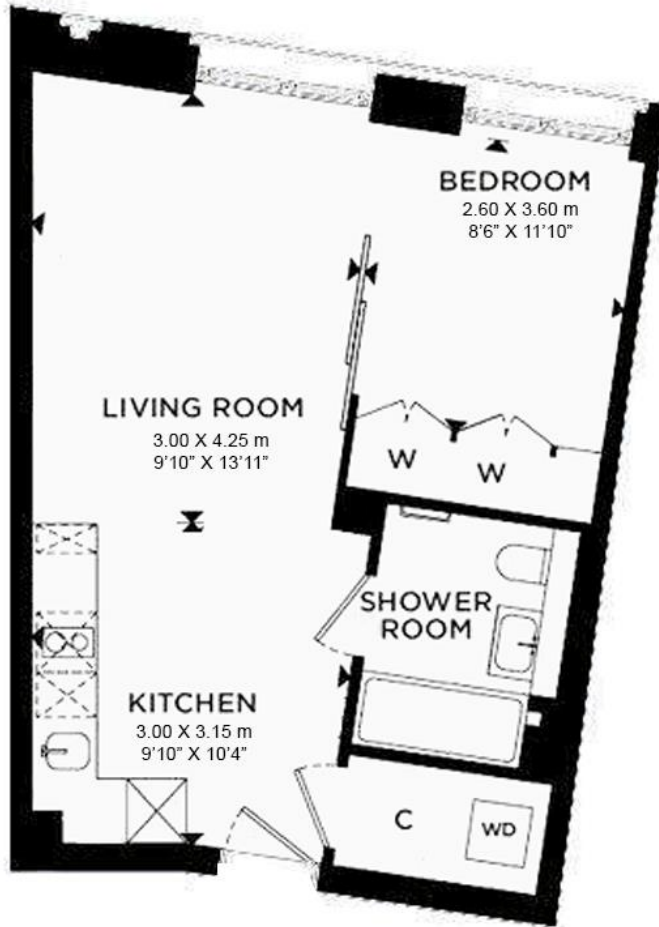
Property Features:

- 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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:	£580,000
Tenure:	Leasehold Expires 24/06/2988 Approximately 964 Years Remaining
Ground Rent:	£400.00 (per annum) 2024
Service Charge:	£2,877.54 (per annum) 1/10/23 - 30/9/24
Anticipated Rent:	£3,200.00 pcm Approx. 6.2% Yield

Viewings:

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

Our reference: BEA220540

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 its 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

