



## Royal Mint Street, Tower Hill, E1

Asking Price: £475,000

Benham  
& Reeves

# Royal Mint Street, Tower Hill, E1

 1 Bedroom     1 Bathroom     Leasehold

Set within Royal Mint Gardens. This luxury apartment has been exceptionally designed for idyllic city living located on the 7th floor, spanning an approximate 405 Square feet. Boasting a Timber floors finish throughout and a high specification featuring LED mood lighting, underfloor heating, and comfort cooling, zonally controlled from a central touch screen control panel.

Apartment comprises of living area, semi open plan kitchen fitted with fully integrated Siemens appliances and composite stone worktops. Bespoke bathroom finished with porcelain walls and floors, custom built vanity counter with natural stone countertop, mist free mirror and chrome heated towel rail.

Complemented by a dedicated 24hr concierge. Residents at Royal Mint Gardens benefit from exclusive access to wellness centre featuring - heated pool & jacuzzi, fully equipped gym, Yoga / dance studio & treatment room. Residents lounge, cinema / screening room, games / recreation room and landscaped courtyard and roof terrace.

Superbly connected for transport links and amenities. The apartment is just minutes of Tower Hill (Underground), Tower Gateway (DLR) & Fenchurch Street (mainline railway) stations. Within a short walk into the City and easy reach to the amenities of famous Spitalfields market, vibrant Shoreditch & trendy Brick Lane.

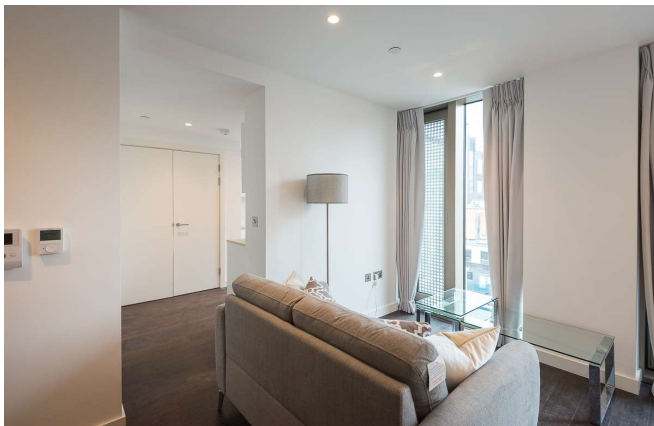




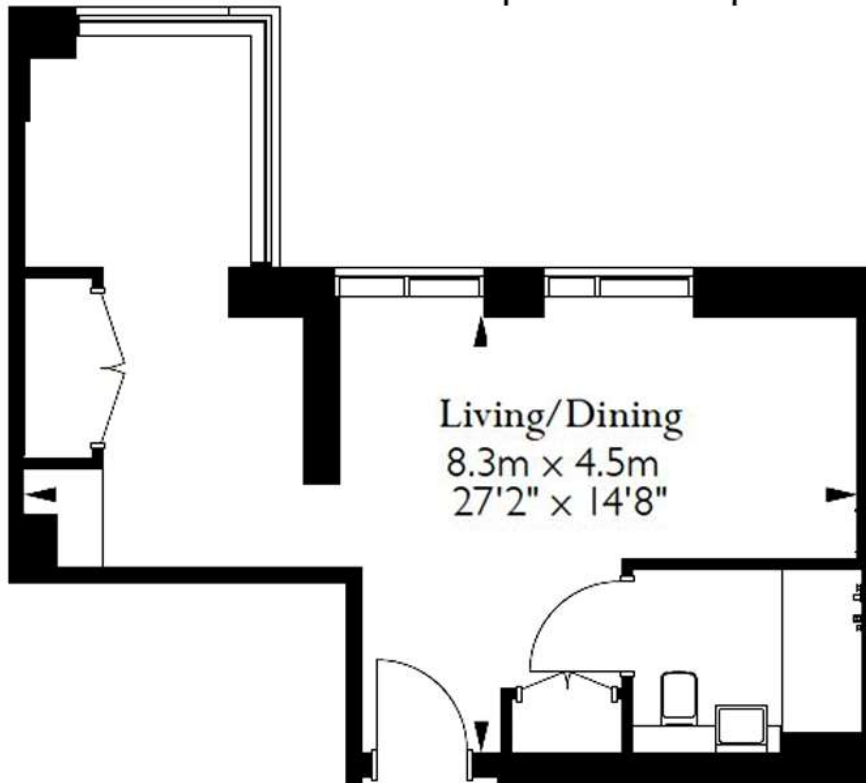


## Property Features:

- Modern Studio Apartment
- One Bespoke Bathroom
- 405 Square Feet (Approx,)
- 7th Floor
- Integrated Siemens Appliances
- Underfloor Heating & Comfort Cooling
- Wellness Centre On Site
- Fully Equipped Gym
- Residents' Lounge and Gaming Room
- Tower Hill Underground Station (Zone 1)



**Total Gross Internal Area**  
38 Sq/m - 405 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+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   | <b>81</b>                  | <b>81</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £475,000   |
| Tenure:           | Leasehold<br>Expires 02/05/3009<br>Approximately 984 Years Remaining |
| Ground Rent:      | £400.00 (per annum)<br>2025  |
| Service Charge:   | £3,512.00 (per annum)<br>2025  |
| Anticipated Rent: | £2,000.00 pcm<br>Approx. 5.1% Yield                                  |

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: BEA200142

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

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

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