



# Royal Mint Street, London, E1

Asking Price: £900,000

 Benham  
& Reeves

# Royal Mint Street, London, E1

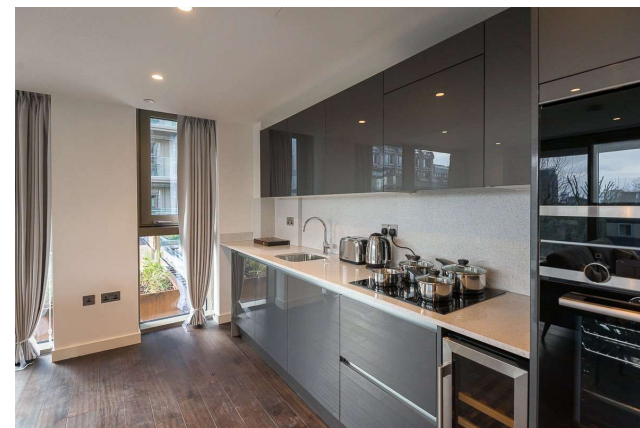
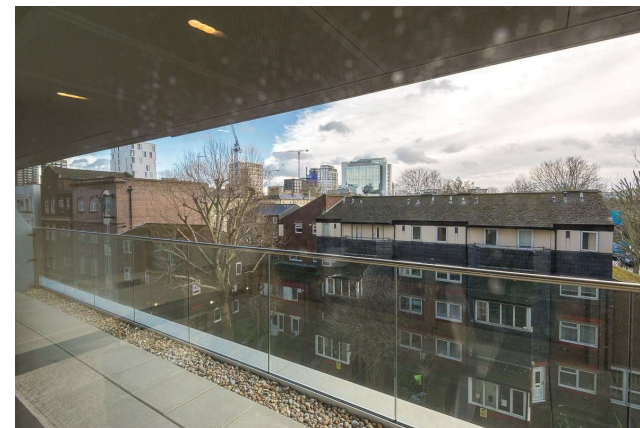
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

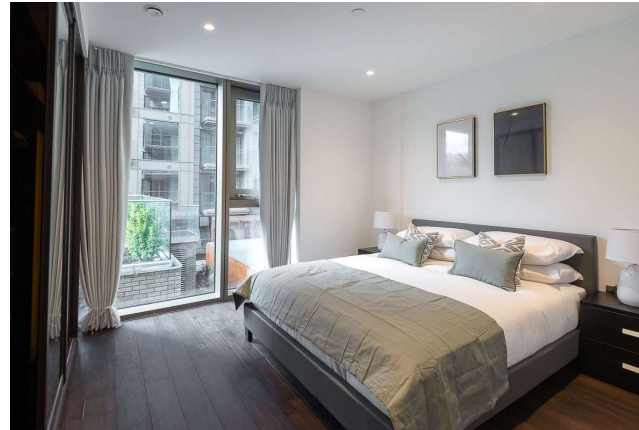
A lavish two bedroom apartment located in the exclusive Royal Mint Gardens development. This beautifully arranged 847 square foot apartment consists an entrance hall with built-in storage, leading to a spacious open-plan living area that extends onto a generously sized balcony. The contemporary kitchen area features integrated appliances and premium countertops. Both double bedrooms are equipped with fitted wardrobes, complemented by two elegant bathrooms. South-facing, floor-to-ceiling windows bathe the living spaces in abundant natural light.

Residents are welcomed through the developments stunning reception area where a 24-hour concierge team is available to meet residents' needs. Royal Mint Gardens offers first-class facilities, including a modern wellness centre with a fully equipped gymnasium, a heated pool, jacuzzi and a yoga and dance studio. There is also a treatment room, a residents' lounge with a reading area, a cinema room, a games room, beautifully landscaped courtyards, and rooftop terraces.

Located just minutes from the City of London and within walking distance of landmarks such as Tower Bridge and the Tower of London, this premier development enjoys a highly sought-after position in one of London's most dynamic neighbourhoods. St. Katharine Docks, with its array of fashionable bars, restaurants, charming cafes, and boutique shops, is only a short walk away.

Excellent transport links include Tower Hill (District and Circle Line - Zone 1) and Tower Gateway (DLR Line - Zone 1), ensuring superb connectivity across London.

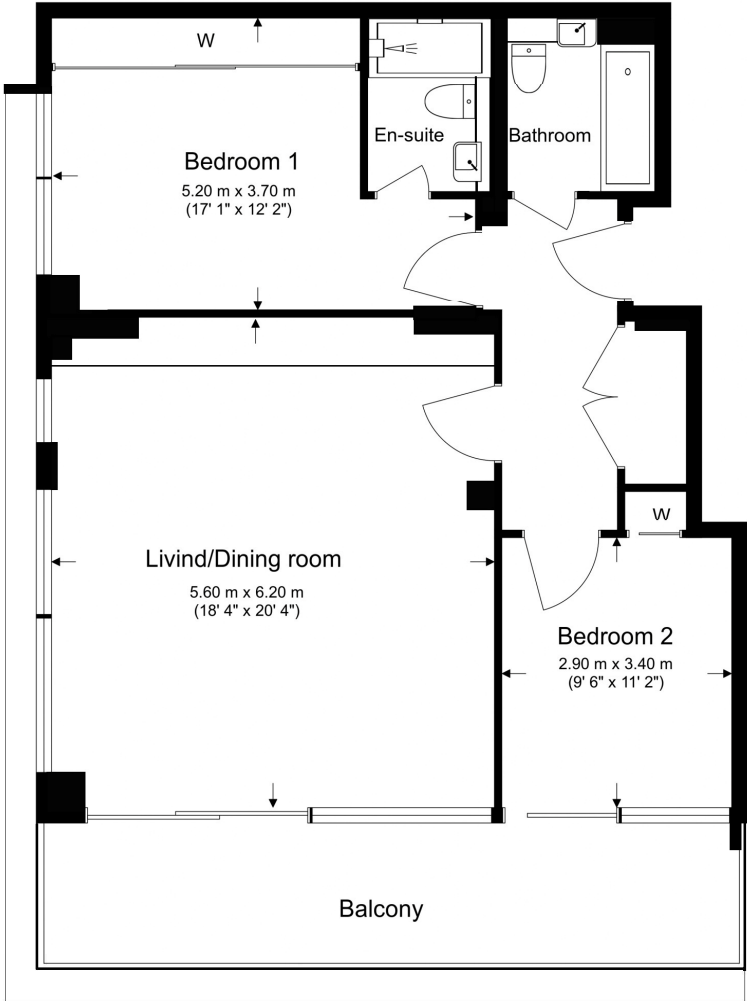




## Property Features:

- Two Bedrooms
- Two Bathroom
- 847 Square Feet (Approx.)
- Large Balcony
- 24 Hour Concierge
- Residents' Gym
- Swimming Pool
- Cinema Room
- Tower Hill, District/Circle Line and Tower Gateway, DLR (Zone 1)

Total Gross Internal Area  
79 Sq/m - 847 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.

## Terms & Conditions:

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

Asking Price:	£900,000
Tenure:	Leasehold Expires 31/08/3011 Approximately 986 Years Remaining
Ground Rent:	£700.00 (per annum)
Service Charge:	£6,248.42 (per annum)
Anticipated Rent:	£3,600.00 pcm Approx. 3.9% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230043

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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