



East Smithfield, Tower Hill, E1W

Asking Price: £500,000

 Benham
& Reeves

East Smithfield, Tower Hill, E1W

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This impressive two bedroom, two bathroom apartment is situated on the first floor of a modern purpose built block in East Smithfield, spanning a generous 713 square feet. Upon entering the property, you are welcomed by a spacious hallway. The open-plan kitchen/living room, leads to a private balcony and the kitchen and living room are illuminated by multiple windows, allowing ample sunlight to flood the space, creating a bright and inviting atmosphere.

The main bedroom features built-in wardrobes and an en-suite bathroom with a shower and a striking round window which seamlessly blends historic charm with modern design. The main shower room has additional built-in storage cupboards. There is a second double bedroom, which also boasts built-in wardrobes.

The property benefits from excellent transport links, including Wapping Overground station (0.4 miles) and Shadwell DLR and Overground stations (0.5 miles), providing convenient access to both Central London and the surrounding areas. With nearby shops, cafes, and green spaces, this property is ideal for first-time buyers, professionals, or investors seeking a modern, well-connected home.





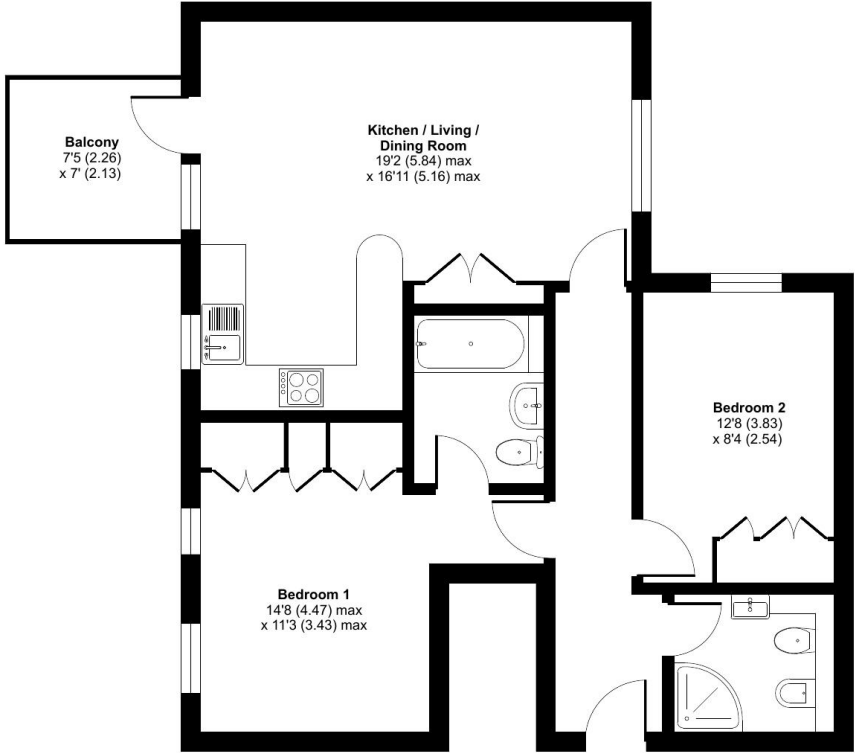
Property Features:

- Two Bedrooms
- Two Bathrooms
- Balcony
- 713 Square Feet (Approx.)
- No Onward Chain
- Modern Development
- Secure Communal Entrance



East Smithfield, London, E1W

Approximate Area = 713 sq ft / 66.2 sq m
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	71
(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:	£500,000
Tenure:	Leasehold Expires 23/06/2127 Approximately 102 Years Remaining
Ground Rent:	To be Confirmed
Service Charge:	To be Confirmed
Anticipated Rent:	£1,800.00 pcm Approx. 4.3% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240251

T: 020 7213 9700

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