



# Royal Mint Street, Tower Hill, E1

Asking Price: £800,000

Benham  
& Reeves

# Royal Mint Street, Tower Hill, E1

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A luxurious 3rd floor, two bedroom apartment set within the exclusive Royal Mint Garden development. This well designed 711 sqft apartment comprises entrance hall with storage, a remarkable open-plan living area that seamlessly connects to the private terrace. Stylish fitted kitchen with integrated appliances and work surfaces, two double bedrooms with fitted wardrobes and a contemporary bathroom.

Residents are welcomed by an open piazza, with impressive water features and landscaping, leading into the stunning reception area where a dedicated 24-hour concierge team are available to attend resident's needs. Residents of Royal Mint Gardens also benefit from exceptional facilities including state of the art wellness centre comprising; fully equipped gym, heated pool & jacuzzi, yoga/dance studio, treatment room, residents' lounge with reading area, cinema, games room, and landscaped courtyards and roof terraces.

Located moments from the City of London, in close proximity to Tower Bridge, The Tower of London, and within a melting pot of history, commerce, and culture. Occupying a prime position, this exceptional development sits within London's most desirable and exciting district just minutes from St Katherine's Dock, where an abundance of local amenities including a selection of stylish bars and restaurants, elegant cafes and a wide range of shops and local markets are to be savoured.

Transport links are to include- (Tower Hill, District and Circle Line and – Zone 1) and (Tower Gateway, DLR Line - Zone 1).





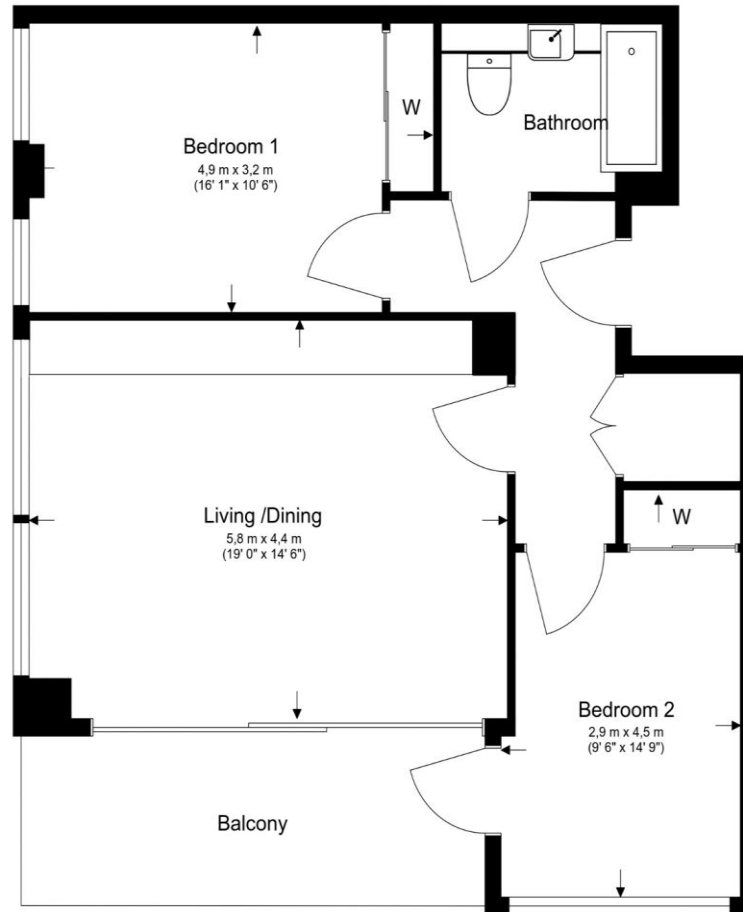
## Property Features:

- Two Bedrooms
- One Bathroom
- Third Floor
- 711 Square Feet (Approx.)
- Terrace
- 24 Hour Concierge
- Residents' Gym
- Swimming Pool
- Cinema Room
- Tower Hill, District and Circle Line and Tower Gateway, DLR (Zone 1)



## 3rd Floor

Total Gross Internal Area  
66 Sq/m- 711 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>84</b>	<b>84</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 2002/91/EC	

## Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 01/09/3011 Approximately 987 Years Remaining
Ground Rent:	£700.00 (per annum) 2024
Service Charge:	£5,146.60 (per annum) July 23 to June 24
Anticipated Rent:	£2,500.00 pcm Approx. 3.8% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240071

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

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