



Emery Wharf, Emery Way, Tower Hill, E1W

Asking Price: £1,350,000

 Benham
& Reeves

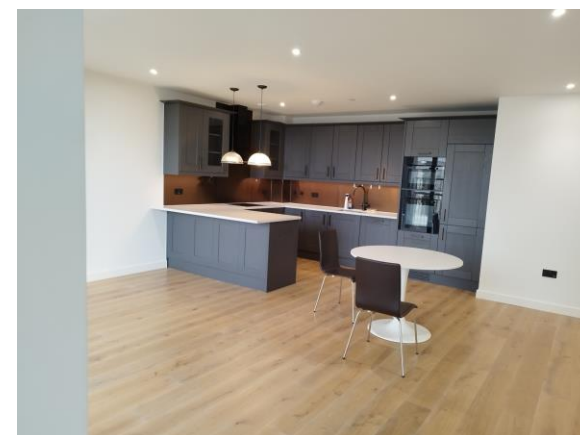
Emery Wharf, Emery Way, Tower Hill, E1W

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious, two bedroom, two bathroom apartment located on the 3rd floor of the highly sought-after Marine Wharf development. This bright and spacious apartment has been meticulously decorated to an exceptionally high standard throughout.

The apartment features a large open-plan living, dining and kitchen area, with floor-to-ceiling windows that open onto a generous private balcony. The fully equipped kitchen boasts top-of-the-line appliances, including a dishwasher and fridge/freezer. The main bedroom includes a dressing area with fitted wardrobes and a modern en-suite bathroom, while the second bedroom is a spacious double room. A separate shower room features high-tech appliances, and a washer/dryer is conveniently located in the utility room.

Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service. Furthermore, the prime location ensures excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations. Experience modern living at its finest in this exquisite apartment.



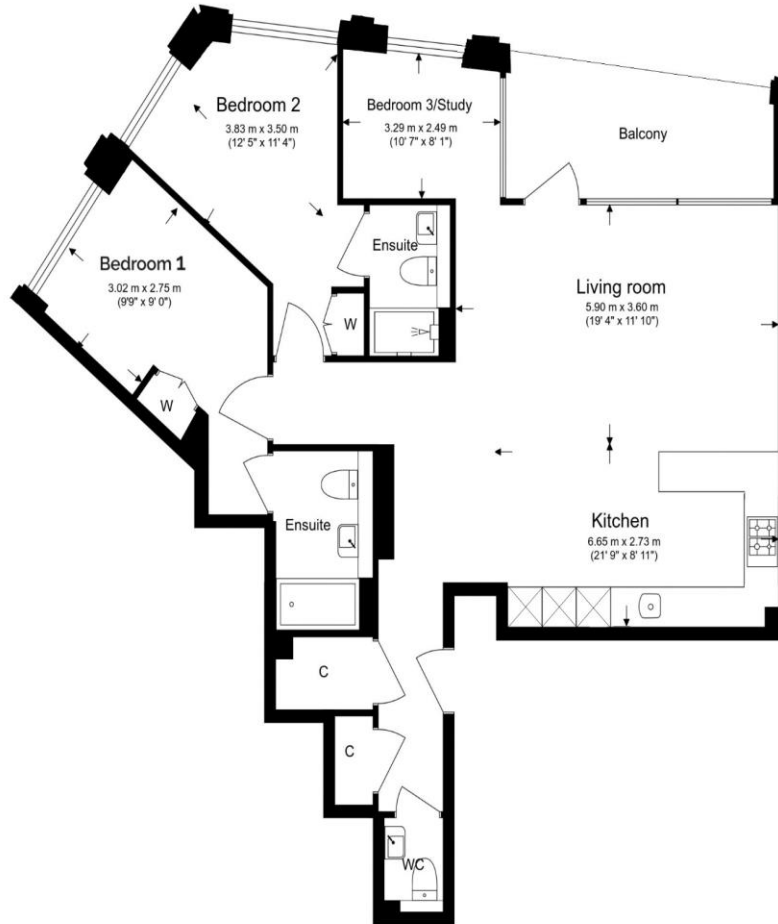


Property Features:

- Two Bedrooms
- Two Bathrooms
- 1066 Square Feet (Approx.)
- Private South Facing Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



Total Gross Internal Area
99 Sq/m - 1,066 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	87	87
(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:	£1,350,000
Tenure:	Leasehold Expires 03/07/2988 Approximately 964 Years Remaining
Ground Rent:	£750.00 (per annum) Review Period: 21 years Next: 2031
Service Charge:	£7,400.00 (per annum) for the year 2024
Anticipated Rent:	£5,400.00 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CHD240021

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Singapore | South Africa | Turkey

