



Emery Way, Tower Hill, E1W

Asking Price: £1,400,000

Benham & Reeves

Emery Way, Tower Hill, E1W

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Nestled in the heart of the bustling city centre near Tower Bridge, this modern 10th-floor 3 bedroom apartment offers an exquisite blend of luxury and comfort. Boasting a bright open living room with floor-to-ceiling windows and a kitchen featuring a spacious island perfect for casual dining, this residence exudes contemporary elegance.

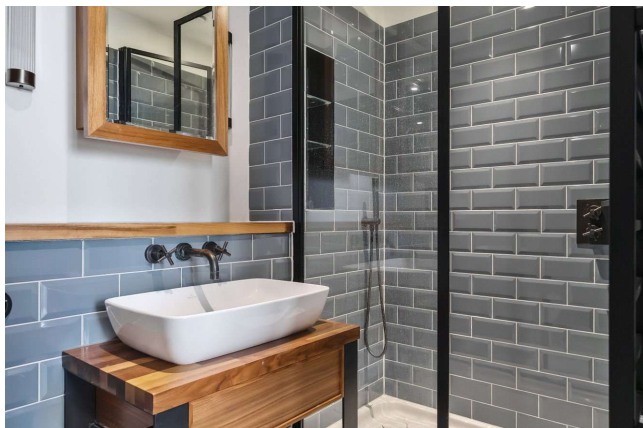
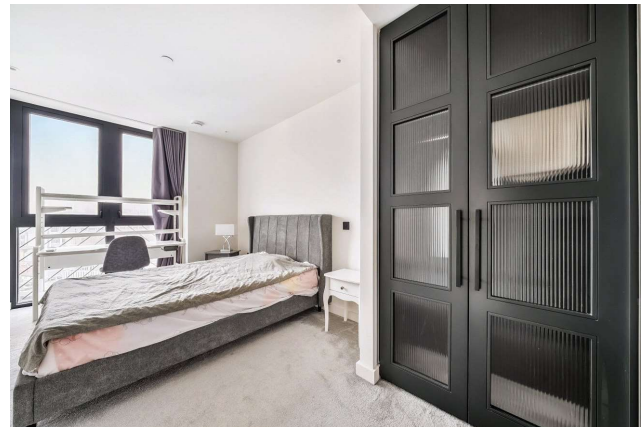
Every room is generously lit and spacious, ensuring ample space for relaxation and entertainment. With a large west facing balcony overlooking the city skyline, residents can indulge in breathtaking views.

Situated within a prestigious development, residents have access to a wealth of amenities, including a dedicated concierge service, a squash court, a fully-equipped fitness studio, a swimming pool and a cinema room.

Spanning a generous 1,234 square feet and thoughtfully part-furnished, this apartment is designed for both style and functionality. Its sleek design allows natural light to permeate throughout, creating a serene and inviting ambiance.

For added convenience, residents can securely park their vehicles in the gated parking area and enjoy seamless connectivity to public transportation hubs such as Tower Gateway and Tower Hill stations.



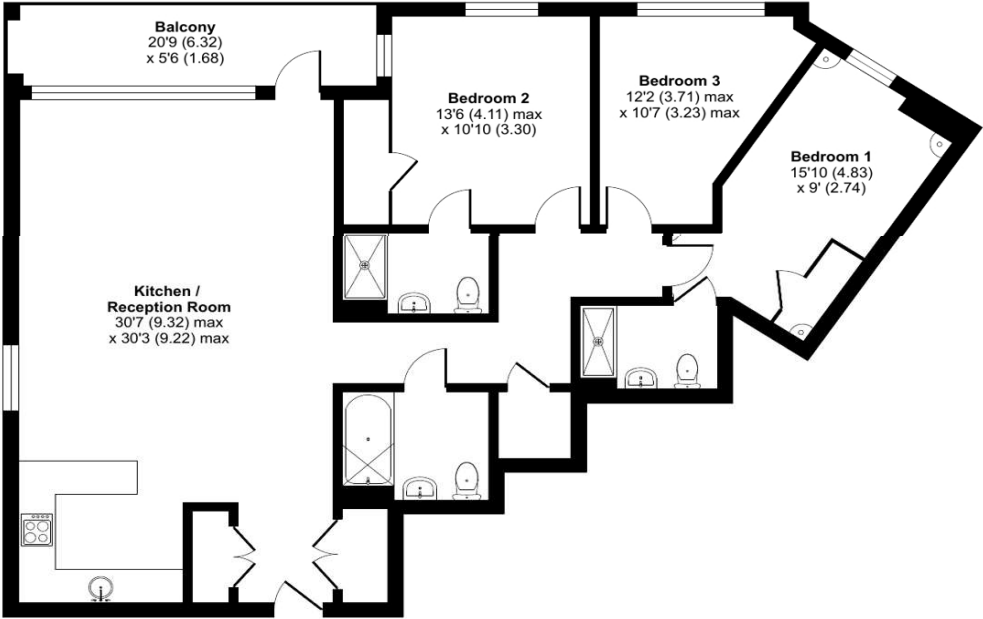


Property Features:

- Three bedrooms
- Three bathrooms
- Private Balcony
- Concierge
- Residents Study and Lounge on-site
- Swimming Pool & Spa
- Squash Court
- Gym
- Cinema Room

Emery Way, Tower Hill, E1W

Approximate Area = 1234 sq ft / 114.6 sq m
 For identification only - Not to scale



TENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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:	£1,400,000
Tenure:	Leasehold Expires 26/12/2988 Approximately 964 Years Remaining
Ground Rent:	£750.00 (per annum) 2024
Service Charge:	£8,600.00 approx. (per annum) 2024

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240045

T: 020 8036 3200

E: canarywharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

