



Royal Mint Street, Tower Hill, E1

Asking Price: £550,000

Benham
& Reeves

 Studio  1 Bathroom (s)  Leasehold

Set within Rosemary Place, this luxury apartment has been exceptionally designed for idyllic city living. Boasting timber floors throughout and a high specification featuring LED mood lighting, underfloor heating and comfort cooling which is zonally controlled from a central touch screen control panel.

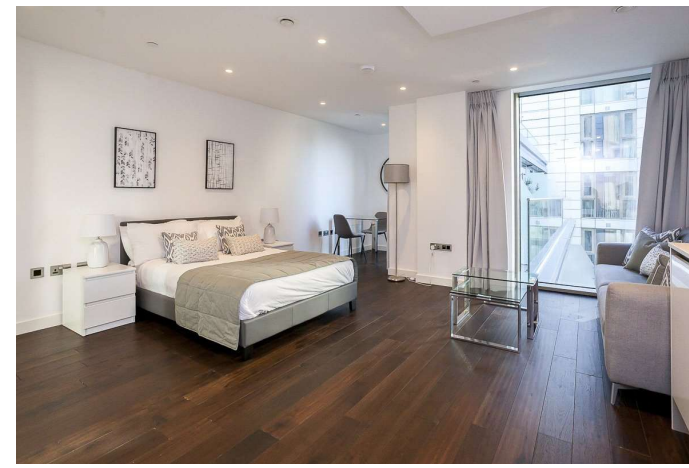
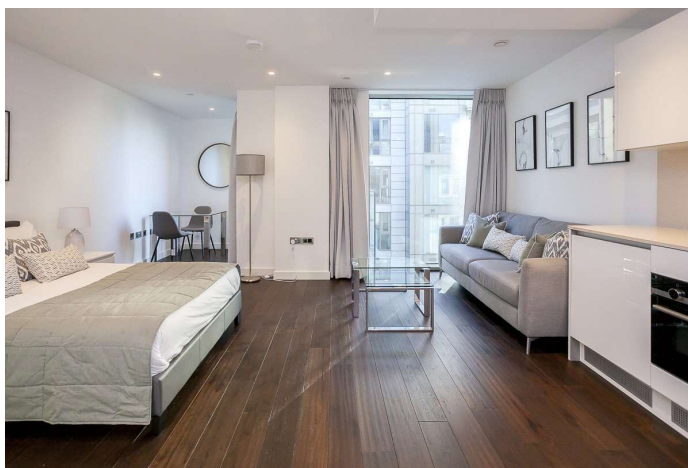
The apartment comprises a large open plan living/sleeping area, a bespoke kitchen fitted with fully integrated Siemens appliances and composite stone worktops. Sleeping area with high quality fitted wardrobe. Bespoke bathroom finished with porcelain walls and floors, custom built vanity counter with natural stone countertop, mist free mirror and chrome heated towel rail.

Complemented by dedicated 24hr concierge, residents at Royal Mint Gardens benefit from exclusive access to the wellness centre featuring - heated pool & jacuzzi and fully equipped gym. Residents' lounge, cinema, screening room, games/recreation room and landscaped courtyard and roof terrace.

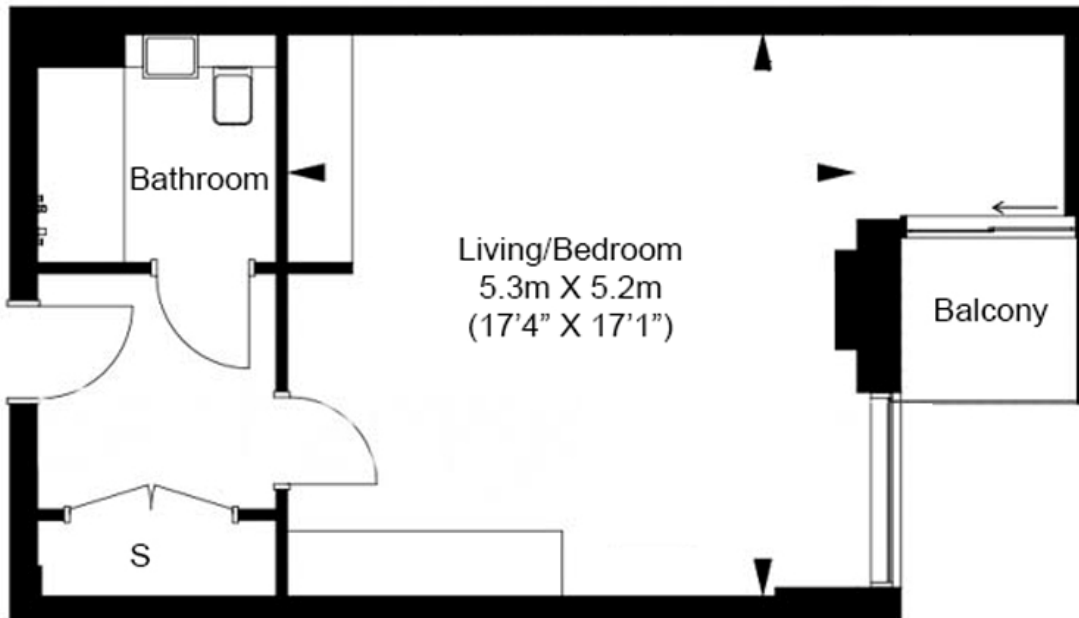
Superbly connected for transport links and amenities, the apartment is just minutes from Tower Hill (underground), Tower Gateway (DLR) & Fenchurch Street (mainline railway) stations. Within a short walk of the City and easy reach to the amenities of famous Spitalfields market, vibrant Shoreditch & trendy Brick Lane.

Property Features:

- Studio
- Bathroom
- 8th Floor
- 460 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge Service
- Residents' Gym
- Heated pool & jacuzzi
- Tower Hill Underground Station (Zone 1)



8th Floor
Total Gross Internal Area
 43 Sq/m - 460 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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:	£550,000
Tenure:	Leasehold Expires 23/05/3018 Approximately 993 Years Remaining
Ground Rent:	£400.00 (per annum) 2025
Service Charge:	£3,840 (per annum) 2025
Anticipated Rent:	£2,200 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: CWH220069

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