



ST. MARY GRACES COURT, CARTWRIGHT STREET, E1
OFFERS IN EXCESS OF **£450,000** LEASEHOLD

A SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY AND SECURE PARKING NEAR TOWER HILL

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DESCRIPTION:

Standing at 673 sq. ft. this well-proportioned two double bedroom chain-free apartment is only 0.4 miles from Tower Hill station and offers private balcony, secure parking just outside of the London Congestion Charge zone, and low service charge.

Upon entering the property, you are greeted with a welcoming and spacious open plan living and dining room/ kitchen. The hallway then leads to the two double bedrooms, and a family bathroom. There is also a large built-in cupboard in the hallway with ample storage space.

The open plan layout provides a fantastic large space to entertain guests and with direct access to the east facing private and freshly painted balcony. The kitchen offers fitted appliances; electric hob, oven, extractor, full-size fridge/ freezer, washing machine and plenty of cupboard space. The main bedroom offers floor-to-ceiling fitted wardrobes with the second bedroom offering a Juliette balcony. Both bedrooms offer plenty of space to accommodate a work from home lifestyle. A modern family bathroom with walk-in shower completes the interior.

Cartwright Street is located to the east of the Tower of London, moments away from the iconic Tower Bridge, and just one street across from the beautiful St Katharine Docks which offers plenty of amenities and popular restaurants. St Mary Graces Court is a small scale, residential and commercial development. The block is currently undergoing cyclical decorations, with exterior and communal areas newly refurbished. It has great location links to the City, Canary Wharf and the West End, with both Tower Gateway (DLR) and Tower Hill (district and circle line tube) within a five-minute walk from the property.

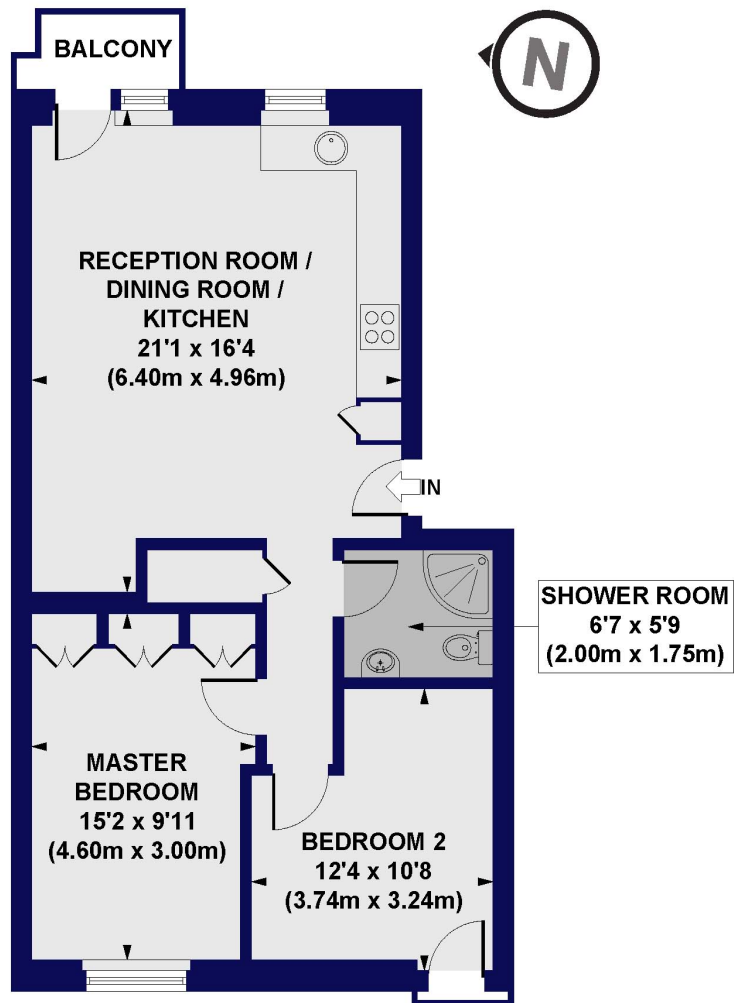
St Mary Graces Court is part of a unique affordable housing scheme, offered as a 60% share, with zero rent on the remaining 40%. Therefore, the purchase of 60% of the lease is equivalent to 100% ownership for there is no rent to pay on the silent 40%. All equity from any sales or rental income is 100% due to the leaseholder.





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St. Mary Graces Court, Cartwright Street, E1
 Approx. Gross Internal Floor Area 673 sq. ft / 62.56 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	79	84
(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	

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