



ST. MARY GRACES COURT, CARTWRIGHT STREET, LONDON, E1
OFFERS IN EXCESS OF £475,000 LEASEHOLD

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

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DESCRIPTION:

An exceptional 680 sq. ft. two double bedroom apartment with private balcony and secure, allocated/ private parking space, close to Tower Hill.

Upon entering the property, you are greeted with a welcoming open hallway that leads to a spacious living room, separate kitchen, the two bedrooms, and a family bathroom. There is also a designated work alcove in the living area and large cupboard in the hallway with ample storage space.

The reception room is bright and airy with direct access to the east facing private balcony and offers a semi-open study space, perfect if working from home with the ability to close off. The separate kitchen offers fully fitted appliances; dishwasher, washing machine, hob, oven, separate grill, full-size fridge/ freezer, and plenty of cupboard space. Both the bedrooms, currently with king size beds, offer floor-to-ceiling fitted wardrobes with the smaller bedroom also offering a Juliette balcony. A modern, fully tiled, family bathroom with large walk-in rainfall shower completes the interior.

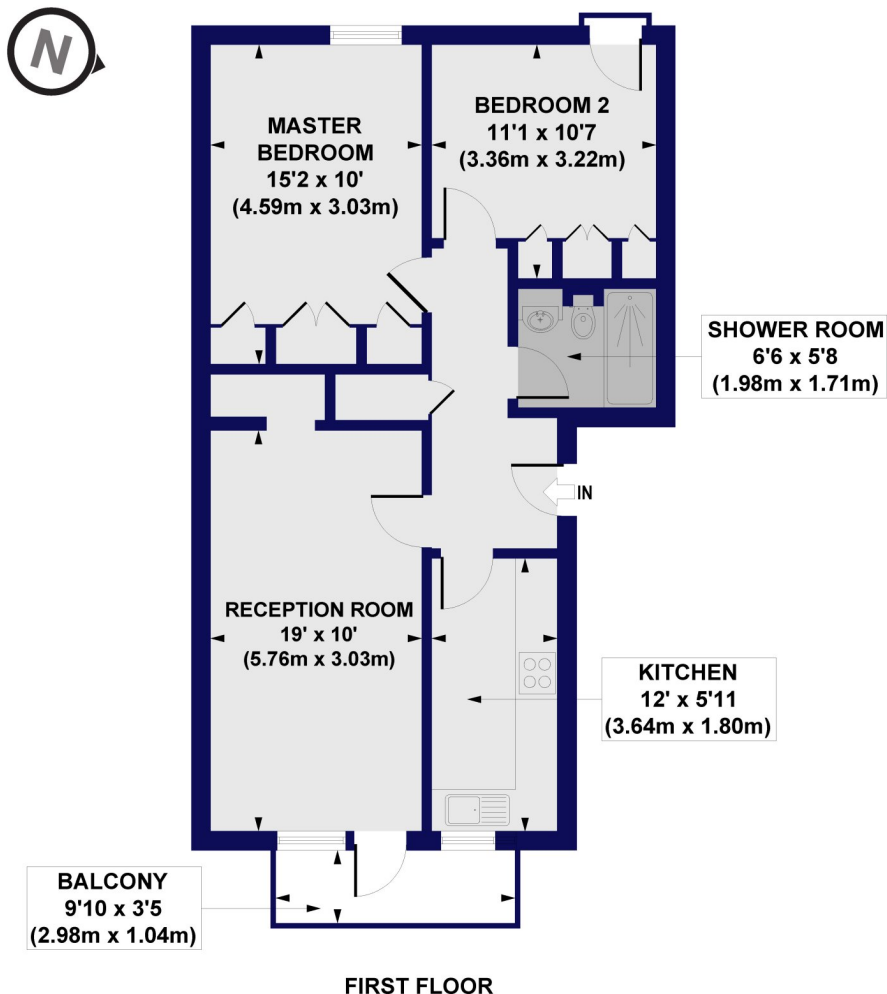
Cartwright Street is located to the east of the Tower of London and just one street across from St Katharine Docks. St Mary Graces Court is a small scale, residential and commercial development with this apartment set within the centre of Cartwright Street. It has great location links with both Tower 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 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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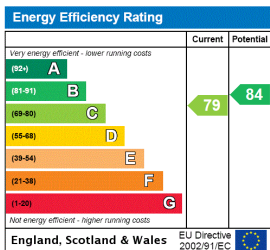
St. Mary Graces Court, Cartwright Street, E1
 Approx. Gross Internal Floor Area 680 sq. ft / 63.19 sq. m



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.



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See things differently

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