



Smart one bedroom apartment located in central Aldgate, perfect for those working in the City or Shoreditch.

Londinium Tower, 87 Mansell Street, London, E1

£450,000 Leasehold (976 years remaining)



Signed off EWS1 form available • Within 0.2 miles of Tower Hill, Tower Gateway, Aldgate and Aldgate East stations • On-site portorage and an allocated secure parking space within the development • Located on the 5th floor with a private South-West facing balcony • Local amenities include a range of shops, restaurants, supermarkets and coffee houses along both Mansell Street and Leman Street

Local Information

Londinium Tower is conveniently located within approximately 0.4 miles Katharine Docks, Shoreditch, Spitalfields, Brick Lane, The City, Tower of London and The Thames.

The closest train stations include Tower Hill Tube and Aldgate which includes the Metropolitan Line, District line and Circle Line, Fenchurch Street Station as well as the Thames Clipper which give excellent links all over London. Further transport links include Tower Gateway, Liverpool Street, Bank and Shadwell.

About this property

Bright fifth floor flat, comprising a modern reception room with dining area, separate kitchen, double bedroom with walk in wardrobe and a three piece bathroom. Further benefits include air conditioning in both the reception room and bedroom.

The property is in good condition throughout and offers on site portorage and an allocated parking space. Its location combined with size and amenities make this a convenient and comfortable home or pied- a- terre.

Londinium Tower has a satisfactory, signed off EWS1 form.

Tenure

Leasehold (976 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = B

Viewing

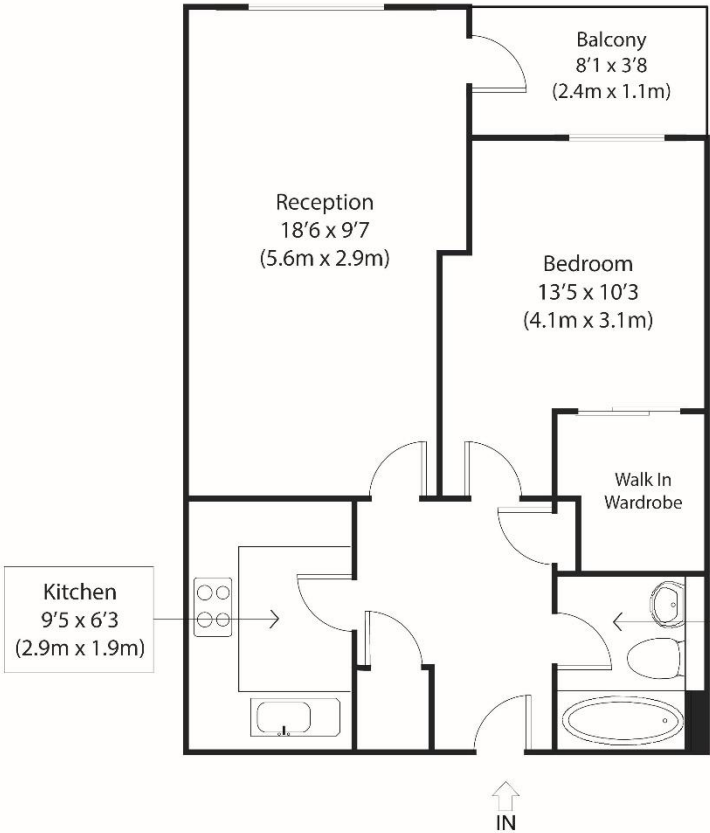
All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
Telephone: +44 (0) 20 7456 6800.





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Gross Internal Area 580 sq ft, 53.9 m²

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Approximate Gross Internal Area
580 sq ft (54 sq m)
(Fifth Floor)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



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

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