



- Spacious and light
- Riverside development
- Two bedrooms
- Two bathrooms

117 Thomas More Street, Hermitage Waterside, London, E1W

Guide Price - £660,000

A spacious and light two bedroom apartment in the sought after area of Hermitage Waterside, Wapping.



Property Description

Full Description

VIDEO AVAILABLE - FANTASTIC BUY TO LET INVESTMENT

The property comprises of a welcoming entrance hall with two built in cupboards providing ample storage leading to the spacious and light open plan reception / diner with feature fire surround and French doors leading to a delightful private balcony. The dining area has floor to ceiling windows with a view of the front courtyard and River. The kitchen is galley style and with integrated appliances. There are two double bedrooms, the Master benefitting from an en-suite shower room. The family bathroom comprises of a traditional suite including bath with over-bath shower, W.C and wash-basin. Hermitage Waterside is a modern gated and secure riverside complex with allocated underground parking and a porter on site.

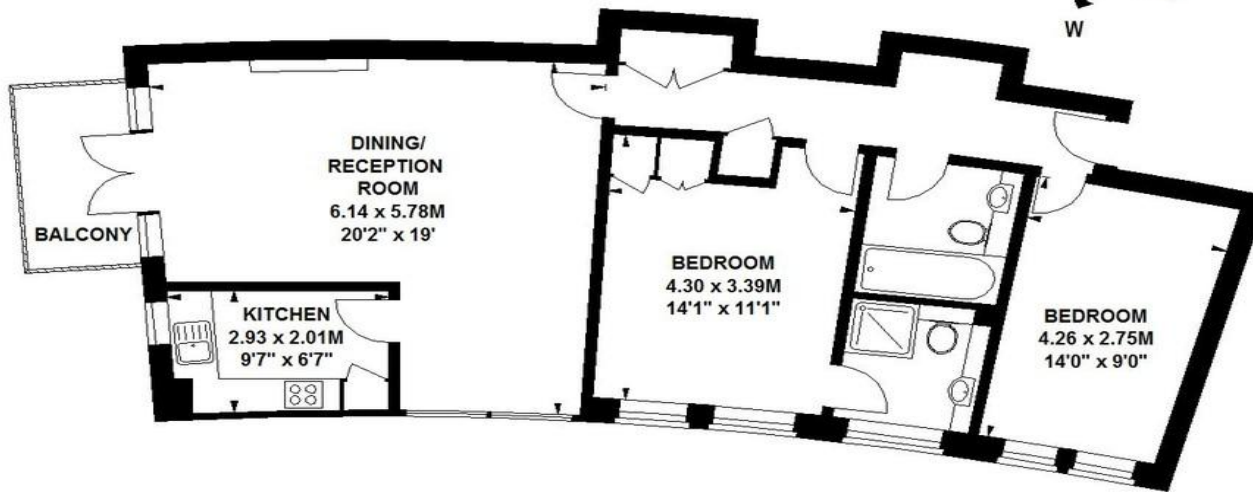
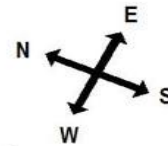
The property benefits from a lift, visitors parking, private balcony and riverside location and views. Local amenities such as Waitrose and the vibrant bars and restaurants of Wapping and St Katherine Docks are in close proximity. The property has excellent transport links as Tower Bridge, Aldgate East tube station and The City are all within walking distance.

The property is currently tenanted with a 12 month AST achieving £1,850.00 pcm so would serve as an ideal buy-to-let investment.

Tenure: Leasehold (Approx. 974 years remaining)
Service Charges: £4,250.00 per annum payable half yearly.
Ground rent: £603.00 per annum.

Thomas More Street, E1W

Approximate gross internal area
77 sq m / 829 sq ft



Second Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	79	80

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC	81	83

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements