



THE ESTATE COMPANY



St. Katharines Way, London, E1W 1UE

£1,350,000

- 1036 Sq Ft
- Views Over River Thames
- Over 900 Year Lease
- 2 Bed 2 Bath
- 4th Floor
- Balcony
- Designated Parking Space
- Day Concierge
- Lift
- Excellent Transport Facilities

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT
020 7372 5000

enquiries@theestatecompany.com

Flat 19, 78 Millers Wharf House St. Katharines Way, London E1W 1UE

A bright and spacious two-bedroom, two-bathroom (one en-suite) apartment, measuring 1,036 sq ft, located on the fourth floor of an iconic converted warehouse near St Katharine Docks. This elegant home boasts stunning views over the River Thames and Tower Bridge.

Presented in excellent decorative condition, the apartment features wood flooring throughout, a modern kitchen and bathrooms, and a private balcony off the reception room with breathtaking river views.

Additional benefits include a daytime concierge, secure parking, lift access, and a long lease of over 900 years.

Wonderfully positioned near a wide range of amenities at St Katharine Docks, the property enjoys excellent transport links: Tower Hill and Tower Gateway Stations are just 0.5 miles away, and Tower Millennium Pier (0.5 mi) offers scenic river transport to Greenwich, Southbank, and the West End.



Council Tax Band:





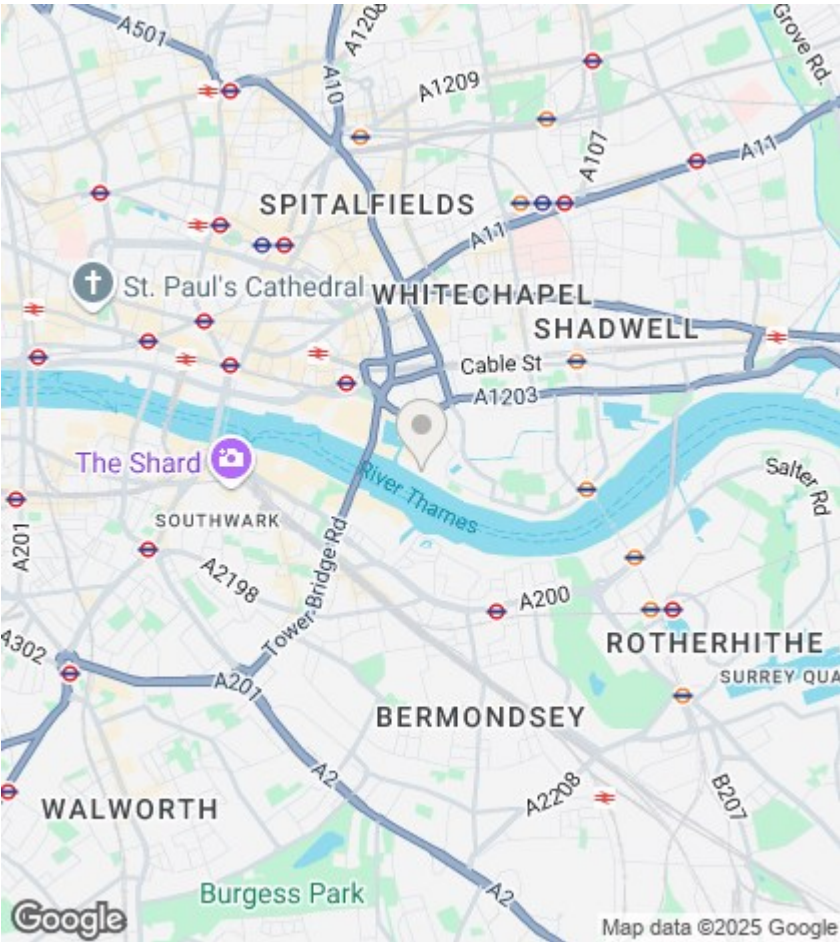
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1036 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1036 SQ FT/ 96 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC