



ST. MARY GRACES COURT, CARTWRIGHT STREET, LONDON, E1
£550,000 LEASEHOLD

A SPACIOUS THREE BEDROOM APARTMENT WITH PRIVATE BALCONY AND GARDEN AND SECURE PARKING

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DESCRIPTION:

Spanning over 1,028sqft is this two-story, three-bedroom maisonette. Boasting a balcony and garden, secure, allocated/private parking, this is a rare opportunity for someone to buy in central London, just 0.4 miles to Tower Hill underground station.

Set back from the pavement via stairs to the communal entrance, the property located on the ground floor. The property is accessed via the entrance hall where the lounge is located to the front elevation of the property, which provides access to the private garden. There is ample storage and stairs to the first floor. The first floor boasts an expansive landing, large kitchen/dining room with balcony, two double bedrooms and one single. There is also a three-piece bathroom suite and further storage cupboards.

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.

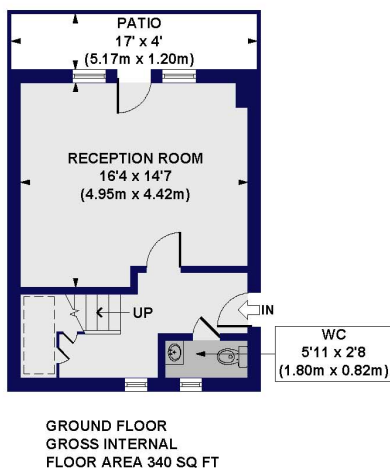
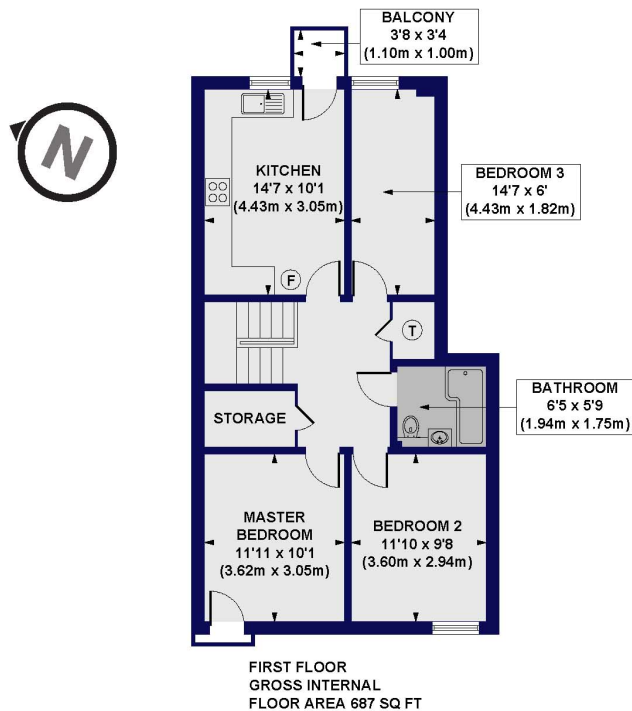
St Mary Graces Court is part of a unique affordable housing scheme, offered as a 60% share, with zero rent on the remaining 40%. Therefore, the purchase of 60% of the lease is equivalent to 100% ownership for there is no rent to pay on the silent 40%. All equity from any sales or rental income is 100%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

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St. Mary Graces Court, Cartwright Street, E1
 Approx. Gross Internal Floor Area 1028 sq. ft / 95.50 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.



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		82
(81-91)	B		
(69-80)	C	74	
(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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