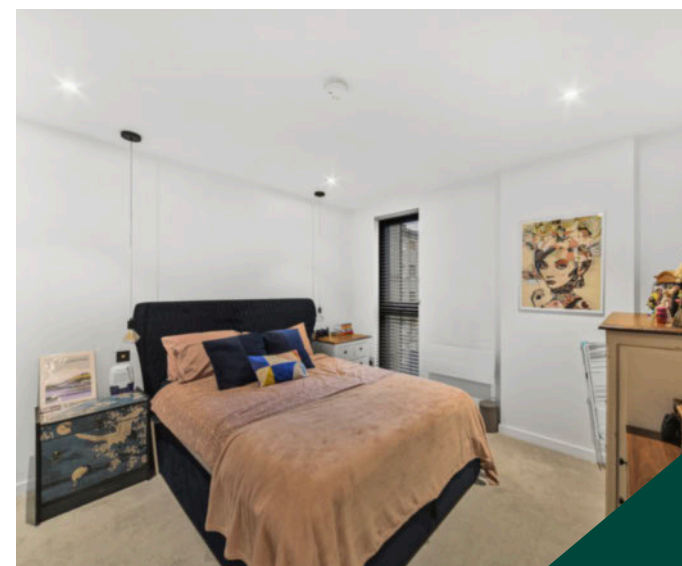




Luxe Tower, Dock Street, Aldgate, E1

OIEO **£599,950** | Leasehold



Luxe Tower, Dock Street, Aldgate, E1

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Lift Access
-  Communal Rooftop Gardens
-  Local Amenities
-  Concierge
-  0.3 MI Tower Gateway
-  0.4 MI Tower Hill

A beautifully presented, two-bedroom, two-bathroom apartment set within the prestigious Luxe Tower development, in the heart of the City of London.

This stylish home offers a spacious living area, enhanced by elegant wood flooring and floor-to ceiling windows. The flat also has above average ceiling heights in many areas throughout the property. The open-plan kitchen is superbly appointed with high-quality integrated appliances and a sleek contemporary finish. Underfloor heating spans the main living areas and the hallway.

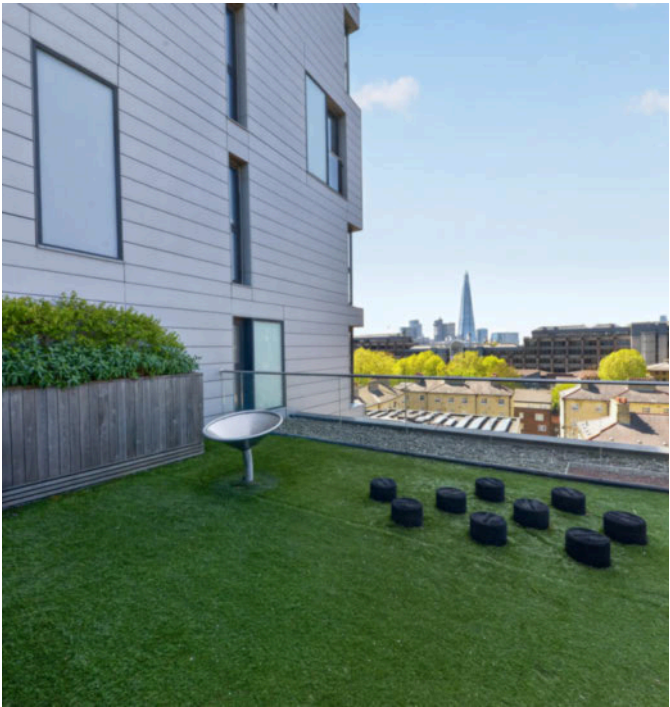
Both generously sized bedrooms feature fitted wardrobes, with the principal bedroom benefiting from a modern en-suite shower room, and individually and remotely

controlled radiators. A further large and stylish family bathroom completes this exceptional apartment.

Residents benefit from rooftop gardens, concierge service (8am – 7pm from Monday – Thursday and 24 hours from Friday – Sunday), a resident's gym and a sauna. Located on Dock Street the property is a short walk to Tower Hill Underground station and Tower Gateway DLR station, as well as Aldgate East, Aldgate and Shadwell DLR stations.

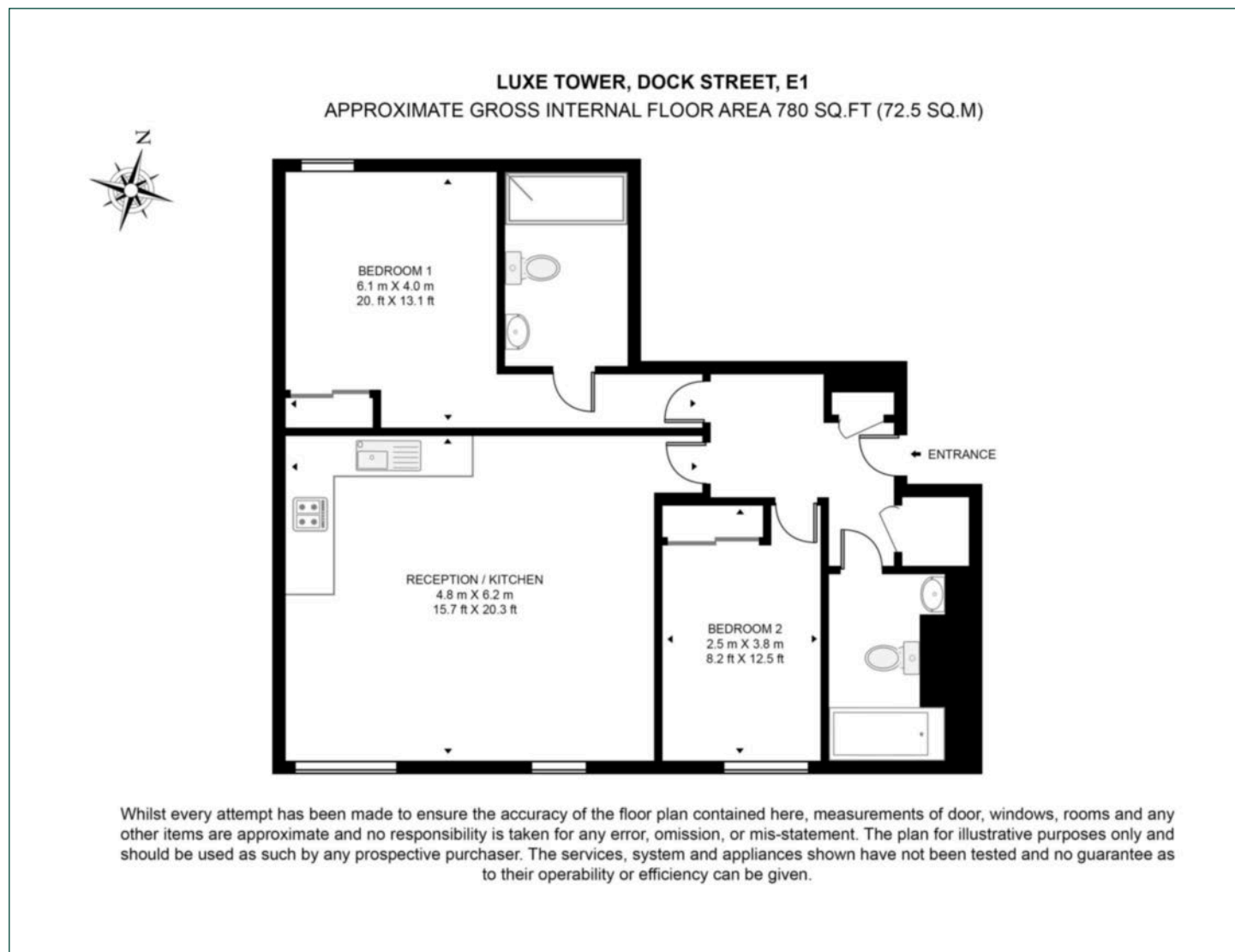
The City is within short walking distance whilst St. Katharine's Docks, Spitalfields and Shoreditch lie within easy reach for dining, shopping, and nightlife. Several gyms, coffee shops and a large Waitrose can also be found within 5 minutes' walk of this apartment.

Tenure:	Leasehold (243 years remaining)	Local Authority:	Tower Hamlets
Ground Rent:	£550 p.a.	Council Tax Band:	F
Service Charge:	£5,273 p.a.	EPC:	B



Floorplan

780 sq ft | 72.5 sq m



City & Aldgate

122 Whitechapel High Street, London, E1 7PT

Sales

020 7488 2777 | city.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 **Chase Evans**