



Offers In Excess Of £500,000

2 Bedroom Flat for sale

Flat 22 Sapphire Court, 1 Ensign Street, London





Overview

A spacious apartment that will appeal to a wide selection of people, especially professionals looking to live near The City. A thoughtfully designed and versatile layout with bright living spaces. Large double bedroom with ensuite, and an additional double bedroom and separate bathroom.

Key Features

- Secure Garage Parking
- Sought After Location
- Close to Local Shops and Amenities
- Chain Free
- First Time Buyers/ Investors
- Excellent Transport Links
- Close to Local Tourist Attractions
- Easy Access to The City and Canary Wharf
- Lift Access
- Call/ Book Viewing 24/7



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Upon entering the apartment, there is a welcoming hallway that provides access to all the rooms. The spacious living room features two double-glazed windows, which allow for good natural light to brighten the space. The galley kitchen is equipped with a range of fitted appliances, a small breakfast bar, and laminate flooring. The master bedroom is bright and includes its own ensuite bathroom, complete with both a bathtub and a shower. It also features fitted wardrobes and a useful walk-in cupboard for extra storage. Parking in the area is highly sought after, making the inclusion of an underground parking space a valuable benefit for residents. This ensures convenient and secure parking for the occupants of the apartment.

In summary, this apartment offers a welcoming hallway, a spacious living room with double-glazed windows for ample natural light, a well-equipped galley kitchen, a bright master bedroom with an ensuite bathroom and storage options, an additional double bedroom, and a family bathroom. The inclusion of double-glazed windows throughout the apartment helps maintain a peaceful atmosphere, while the underground parking space adds convenience and security for residents.



Sapphire Court was built in 1998. The building is very well maintained and has lift access to all floors. There is a charming, and peaceful communal garden nestled in the centre of this small private development, an ideal outdoor space in which to relax and unwind. Access to the building is by intercom providing residents with a degree of control and security. The building has access to many broad band options including ultra -fast.

The location of the property is in a much sought-after area, especially for those

looking for easy access to The City or the lively vibe of Shoreditch and Brick Lane. Tower Hill Underground, Tower Gateway DLR, and Fenchurch Street, National Rail are all within a short walking distance and provide great transport links to all parts of London and beyond. Local bus services and lots of TFL bike stations make traveling in and around the area super easy. St Katherines Dock with its wide range of waterside bars, restaurants, and entertainment is just around the corner. There is a good choice of local independent shops and businesses and both Waitrose and Sainsbury are within a five-minute walk. For those who like a little art and culture, the little gem that is Wiltons Music Hall is just one street away or maybe you would prefer to take a short stroll and enjoy the unique atmosphere of Wapping with its historic riverside inns, a network of waterways, and charming cobbled streets.

Additional Information:

Communal Gardens

A charming and peaceful spot to relax and enjoy some outdoor space.

Lift Access

Easy lift access to all floors

Close to St Katherines Docks

Ideally located to enjoy the many waterside restaurants, bars, and entertainment available in these historic docks

Close to Local Shops

Waitrose supermarket and a Sainsbury local are both close by.

Secure Parking

Parking in the area is of a premium so having your own safe and secure underground space is a real bonus for you or your guests

Council Tax:

Band F

Energy Performance Certificate (EPC) Rating:

Band D (55-68)

Tenure Type. Leasehold

Tenure Length. 972 Years

Annual Ground Rent Amount. 300

Service Charge. £2507 Every 6 Months

Ground Rent Review Period. 23 Years

Property Type. Apartment

Construction Type. Traditional

Source(s) of Heating. Gas Mains

Source(s) of Electricity Supply. Mains

Source(s) of Water Supply. Mains.

Floorplans



Ensign Street, London, E1

APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT 75.9 SQ METRES



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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