



# Guinea Court

65 Royal Mint Street, E1

Asking Price £1,200,000

A stunning three bedroom duplex apartment a short walk from St Katharine Docks. The property is arranged over two floors and boasts an open plan kitchen and reception room, mezzanine study area, balcony and parking.



# Guinea Court

65 Royal Mint Street, E1

- Duplex apartment
- Three double bedrooms
- Four bathrooms
- Balcony
- Parking
- Leasehold
- Excellent Transport Links
- Great Location

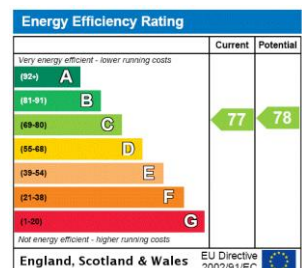


Discover urban luxury in this exquisite three-bedroom duplex apartment, ideally situated just a short stroll from St. Katharine Docks and Tower Hill station. This sophisticated residence spans two floors, featuring three spacious double bedrooms, each with its own en-suite bathroom, an open-plan kitchen and reception area, a stylish mezzanine study, a guest cloakroom, and a private balcony. Additionally, the property offers the convenience of private parking.

The City of London, a vibrant hub of culture and history, is home to some of the capital's most iconic landmarks, including Tower Bridge, the Tower of London, and St. Paul's Cathedral. This area is renowned for its world-class dining options and notable architectural masterpieces such as the Gherkin and Heron Tower. Visitors and residents alike can explore the bustling Spitalfields and Leadenhall markets.

While The City is easily navigable on foot, it boasts exceptional connectivity with numerous underground stations and mainline services from Liverpool Street, Cannon Street, and Fenchurch Street stations.

**Tenure:** Leasehold 970 years 5 months  
**Service Charge:** £4600 pa  
**Ground Rent:** £500 pa  
**Local Authority:** Tower Hamlets  
**Council Tax Band:** E

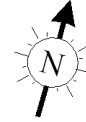


### Chestertons Tower Bridge Sales

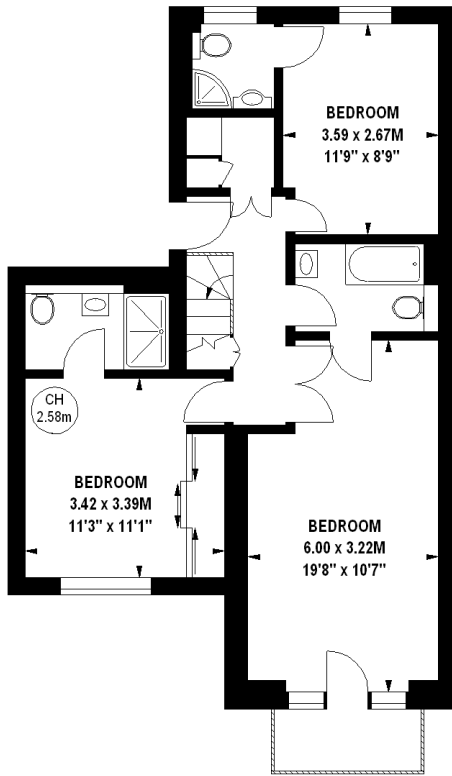
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## Guinea Court, E1

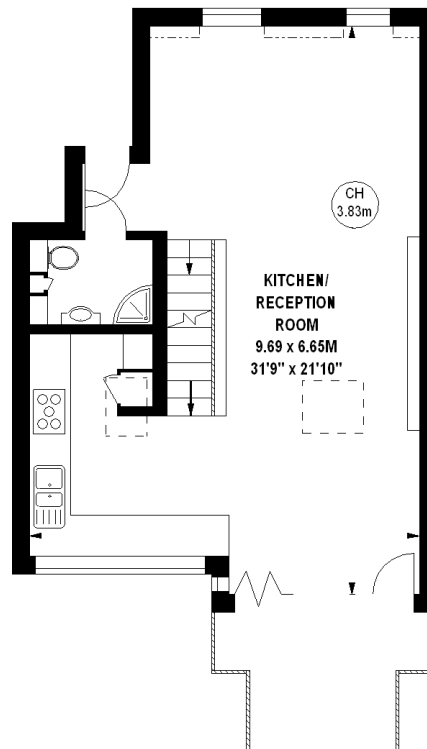
Approximate gross internal area  
**130.43 sq m / 1404 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
 3.90 sq m / 42 sq ft



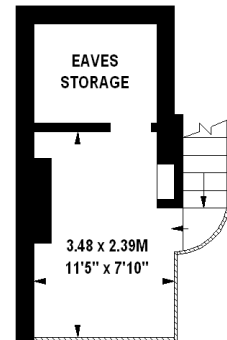
Key :  
 CH - Ceiling Height



**Third Floor**  
 648 sq ft



**Fourth Floor**  
 606 sq ft



**Mezzanine**  
 108 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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