



# Pepys Street

London, EC3N

Asking Price £545,000

This impeccably located one-bedroom apartment, situated on the 7th floor, offers a prime position between Trinity Square Gardens and Pepys Street, with convenient access to Fenchurch Street, Tower Hill, and Tower Gateway stations.



# Pepys Street

## London, EC3N

- One Double Bedroom
- Bright & Airy
- City Views
- Daytime Concierge
- Long Lease
- City Apartment
- 7th Floor
- Private Parking
- Moments From London's Major Attractions



The property features a bright and spacious open-plan reception area with City views and a fully equipped kitchen. The generous double bedroom includes fitted wardrobes, complemented by a stylishly tiled bathroom with wood panelling, a utility cupboard, and an additional storage space. This apartment presents an excellent opportunity as a pied-à-terre or an investment.

Number One Pepys Street is a striking modern development, thoughtfully designed to harmonize with the historic architecture of its surroundings. St Katharine Docks, known for its array of restaurants and bars, is just a short stroll away.

**Tenure:** Leasehold 128 years  
**Service Charge:** £3398.02 p.a  
**Ground Rent:** £700 p.a  
**Local Authority:** City of London  
**Council Tax Band:** E

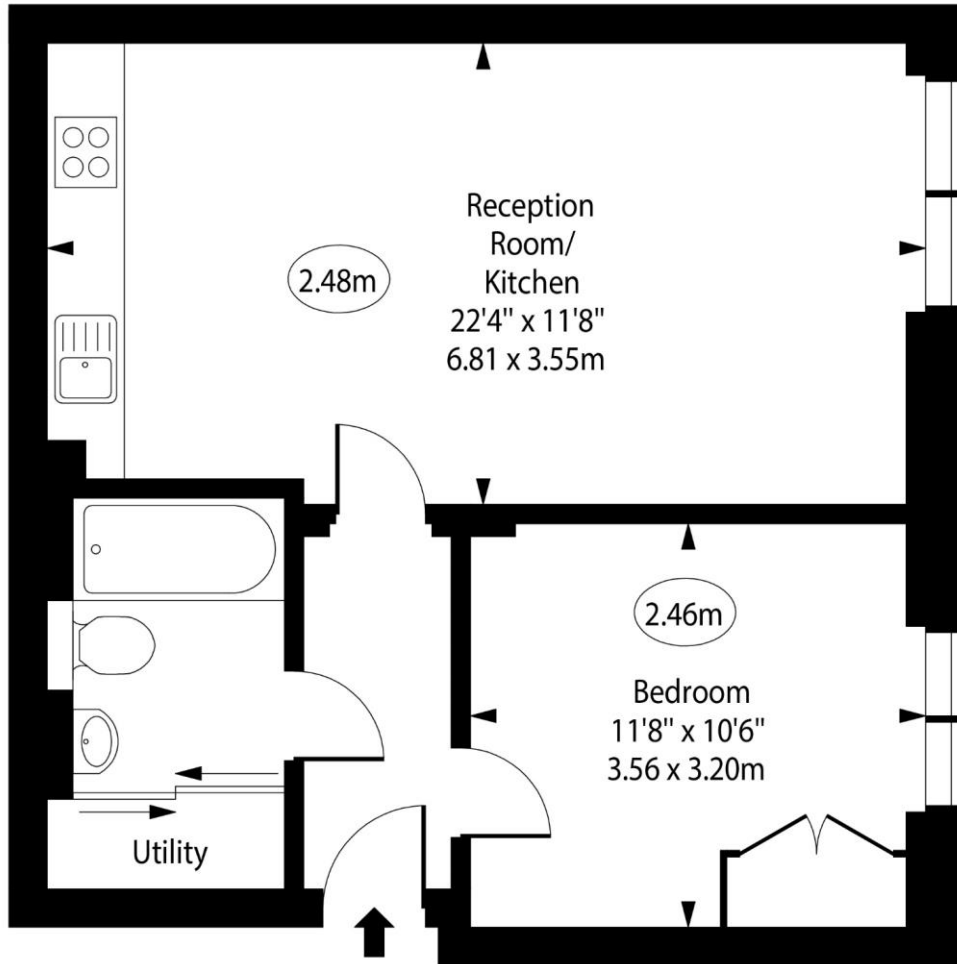
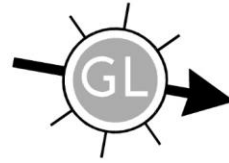
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Pepys Street, EC3N

○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area      493 Sq Ft - 45.80 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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