



Matilda House

St. Katharines Way, E1W

Asking Price £475,000

A beautifully renovated two-bedroom apartment nestled in a peaceful cul-de-sac just moments from St Katharine Docks. Situated on the second floor, it enjoys an elevated position with views of both the river and the city. Recently refurbished to a high standard, the apartment is filled with natural light thanks to its high ceilings and large windows, which take full advantage of its southeast-facing aspect. The stylish interior features a spacious living and dining area, perfect for entertaining, with integrated TV cabling and river views. The contemporary Wren kitchen offers ample storage and modern conveniences, including an integrated dishwasher, fridge-freezer, electric oven, and hob. The luxurious Roper Rhodes bathroom has been fitted with a large walk-in rainfall shower, a sleek vanity with built-in storage, and floor-to-ceiling shelving for added practicality.

Both bedrooms are well-proportioned and designed for comfort. The principal bedroom enjoys side river views from the bed and comes with large wardrobes, which can be included as part of the sale. The second bedroom is also a generous double, featuring ample storage and convenient USB ports beside the bed. A large utility cupboard provides extensive storage space, housing a washing machine with additional room for coats, shoes, and household essentials.



Matilda House

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- Two Double Bedrooms
- Modern Shower Room
- Bright & Airy
- Walk-up
- Modern Kitchen
- Easy Access to the City
- Moments From St. Katharine Dock
- Recently Refurbished
- Short Walk To Tower Hill Station



The building is well-maintained and benefits from low service charges and ground rent. Residents enjoy the convenience of an on-site caretaker, off-street residents parking, and communal gardens that create a welcoming and quiet environment. The development fosters a strong sense of community, with an annual garden party and a friendly neighbourhood atmosphere.

The location is ideal for those seeking the perfect balance of tranquillity and convenience. Positioned just outside the congestion charge zone, it provides excellent transport links, with Tower Hill and Tower Gateway stations a short walk away, and easy access to London Bridge for Thameslink services to Gatwick and Luton airports. The vibrant surroundings include the charm of St Katharine Docks, where independent coffee shops, wine bars, and waterside restaurants offer a lively social scene. Essential amenities such as Waitrose, a gym, a doctors' surgery, and a reformer Pilates studio are all within a two-minute walk. Wapping High Street, with its historic cobbled streets, is home to a traditional butcher, local grocers, and a weekly farmers' market, offering a unique village-like feel in the heart of London. With the Thames Path and nearby parks providing scenic walking routes, this apartment is perfectly positioned for those who appreciate both city life and green spaces.

This is a rare opportunity to acquire a thoughtfully renovated and low-maintenance home in one of London's most sought-after riverside locations, offering both privacy and easy access to the best the capital has to offer. Viewings are highly recommended.

Tenure: Leasehold 88 years 9 months

Service Charge: £992 p.a

Ground Rent: £10 p.a

Local Authority: Tower Hamlets

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)	76	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

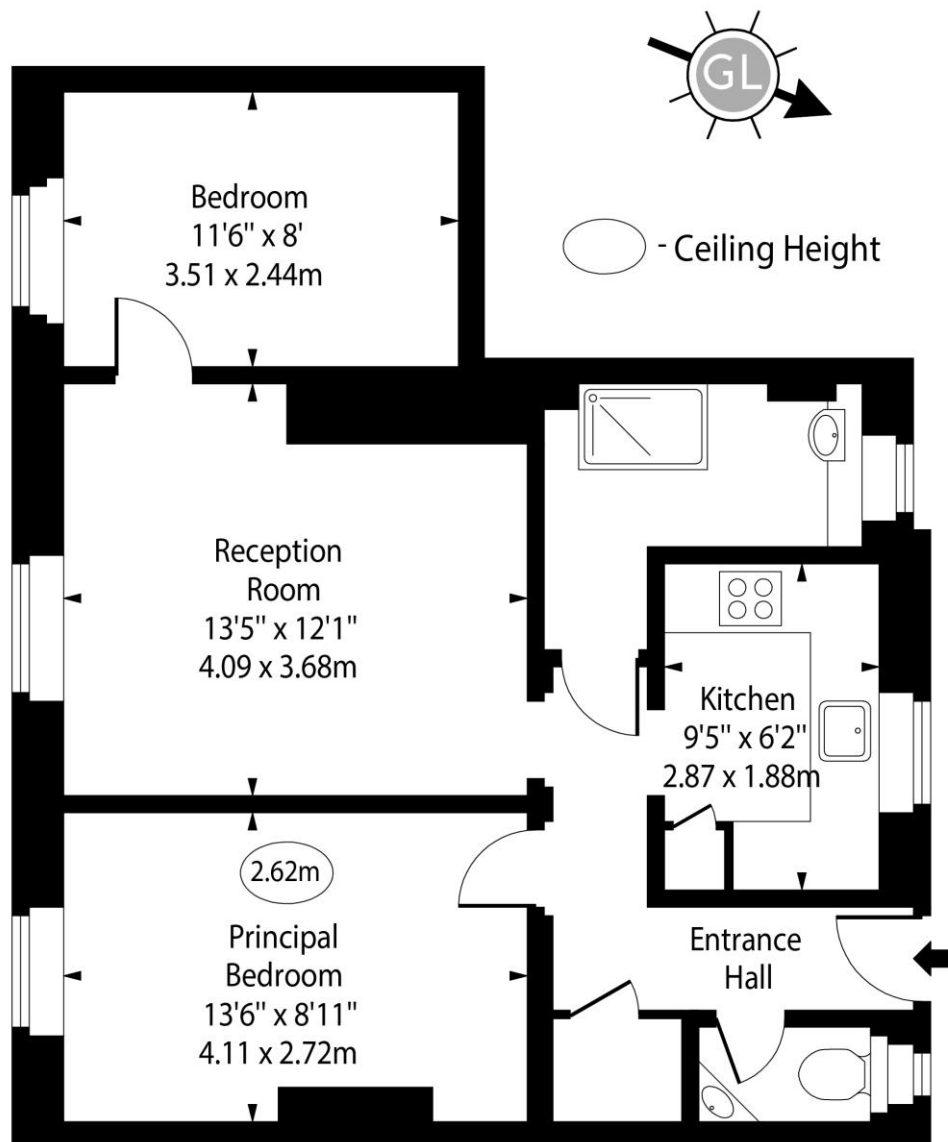
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Matilda House,
St. Katharines Way, E1W



Second Floor

Approx Gross Internal Area 610 Sq Ft - 56.67 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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