



**David Greenslade**

**Royal Tower Lodge, 40 Cartwright Street, E1**

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**exp**

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**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

**Offered chain-free and situated on the third floor.** This very well presented **two bedroom, two bathroom** apartment is located in Royal Tower Lodge on Cartwright Street, E1, with the added bonus of a **secure allocated underground parking** and daytime concierge.

Location is everything, step across the road to the picturesque St. Katharine Docks Marina, your weekend destination for relaxed dining and watching the boats with a hot or cold drink. Enjoy coffee at places like Kiln or a pint at the historic Dickens Inn. For seafood lovers try The Melusine, or for a taste of Spain pop in to Bravas Tapas.

Essential Convenience: Never be without supplies with a large Waitrose less than 5 minutes away and a Sainsbury's Local and Tesco even closer.

Landmarks & Green Space: You are moments from the iconic Tower of London and Tower Bridge, offering stunning views on your daily walks. Small green areas around the Docks, riverside and Wapping provide excellent spots to relax.

The property has high ceilings, a good sized lounge with bespoke cabinetry, and a separate kitchen with integrated appliances.

Both bedrooms are very generous doubles. The primary bedroom comfortably accommodates a Superking bed and benefits from a shower ensuite bathroom. There is also a further family bathroom.

Further benefits include the security and convenience of a Daytime Concierge.

Connections: Effortless City Commute. This location is a commuter's dream, bridging the City and Canary Wharf:

**Zone 1 Living, Zone 0 Costs:** This apartment offers the convenience of Zone 1 living while being located just outside the Congestion Charge Zone (one road over), offering daily savings.

**Walkable City:** The City of London (EC3) is a comfortable 10-minute walk away.

**Tube & DLR:** Tower Hill Underground Station (4-minute ride to Liverpool Street and the Elizabeth Line) and Tower Gateway DLR (9 minutes to Canary Wharf) are also 5 minutes' walk away.

**Cycling:** Dock Street is moments away with a hub of Santander bikes, providing access to a dedicated cycle path heading to both Canary Wharf (Eastbound) and South Kensington (Westbound).

Leasehold - 93 Years Remaining

Council Tax Band - Tower Hamlets F

Service Charge - £4,493.62

Ground Rent - £455.55

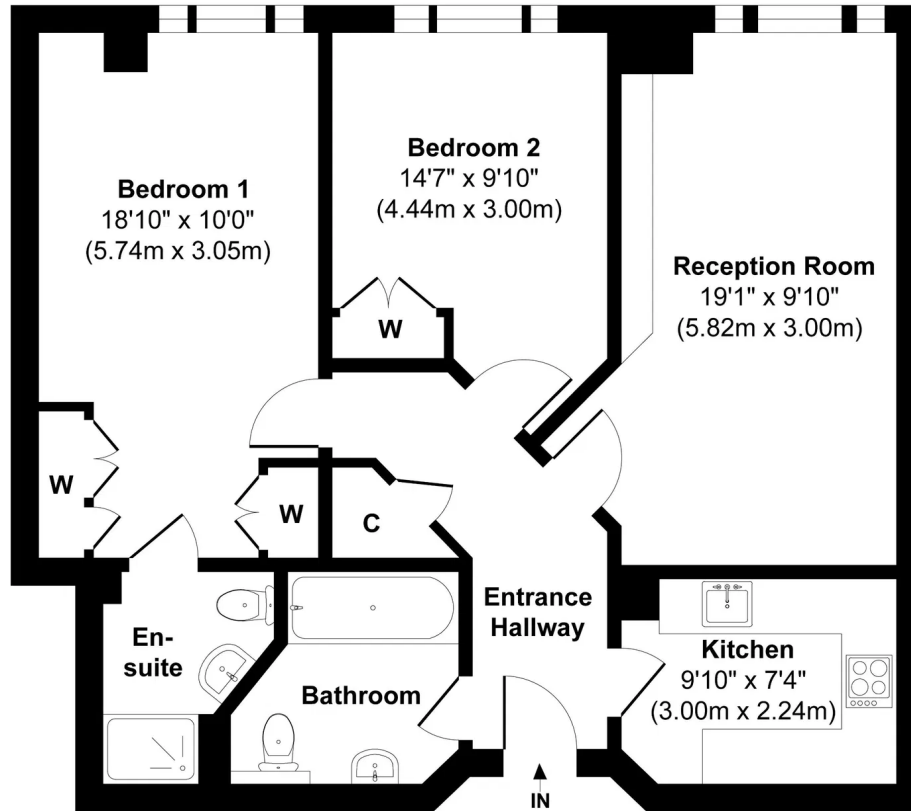
(++ Please note: Some images include CGI elements or virtual staging for illustrative purposes. ++)











**Third Floor**  
**Approximate Floor Area**  
**793 sq. ft**  
**(73.67 sq. m)**

**Approx. Gross Internal Floor Area 793 sq. ft / 73.67 sq. m.**

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