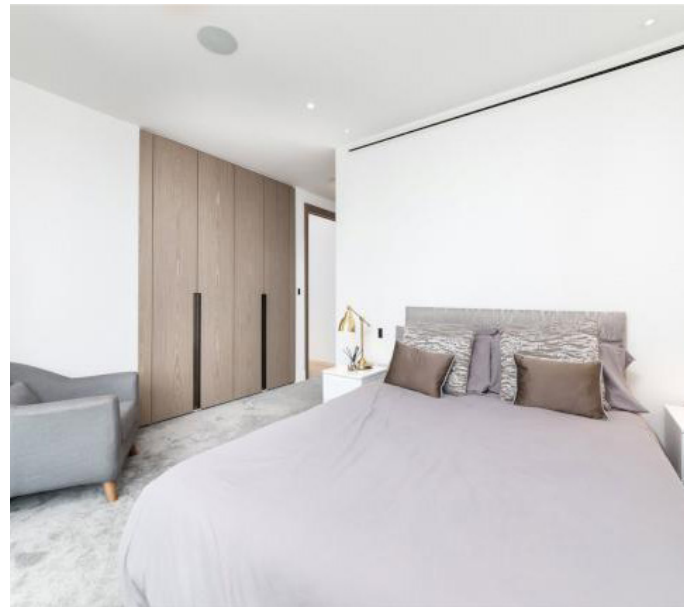


INVESTMENT OPPORTUNITY

Admiralty House, Tower Hamlets, E1W – Asking price £2,000,000

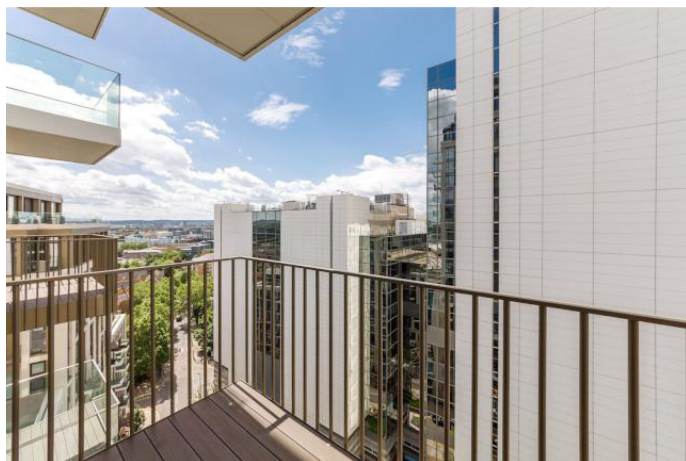
3 bedroom 15th floor apartment situated in Tower Hamlets, Wapping



Wilton's Family Office is pleased to present this opportunity. The property is an exclusive three bedroom apartment positioned at the heart of the London Docks exciting residential development. The accommodation comprises three bright and spacious bedrooms, two of which have their own en-suite bathroom, a further bathroom and a modern open plan kitchen and living space; perfect for entertaining guests and family alike. In addition, the apartment's position on the 15th floor means that the property's balcony affords picturesque views of the landscaped courtyard and water features of Gauging Square.

Admiralty House also provides its residents with exclusive access to The Club- a diverse collection of amenities available for all those who live in the building. The Club offers a gym, swimming pool, sauna, steam room, virtual golf and a screening room too. All of this is available alongside 24 hour concierge service and CCTV security at all times.

The apartment also boasts a wealth of transport links, as Wapping, Shadwell, Tower Gateway and Tower Hill stations are all within walking distance of the apartment. This means that both Canary Wharf and the city centre are mere minutes away, whilst the imminent completion of the Crossrail station at Whitechapel will guarantee quick transportation to Heathrow as well.



KEY INVESTMENT CHARACTERISTICS

Asking price: **£2,000,000**

Square Meterage: **92 sq m**

Est. Annual Rental Income: **£57,195.60 p.a.**

Current Gross Initial Yield: **2.9%**

Service Charges: **£9726**

Ground Rent: **£750**

Stamp Duty: **TBC**

The apartment is currently tenanted on an AST of two years that expires on the 17th of April 2020. As a result, the property will be generating immediate income upon investment.



Contact Details

T: 0207 355 3525

E: propertyservices@wiltongroup.com

Investment characteristics are based on assumptions and therefore are estimates. Property investment may expose you to risk of losing your investment. Property is an illiquid asset. Sometimes properties may not be so easy to sell and this means that the liquidity of your investment cannot be guaranteed. Past performance does not guarantee future results. Actual results may differ materially from the forecasts / estimates. Views, opinions, trends, and prices expressed are subject to change without prior notice. They do not constitute investment advice or a guarantee of returns.



26 GROSVENOR STREET | MAYFAIR | LONDON | W1K 4QW

T +44 (0) 20 7355 3525 E mail@wiltongroup.com W wiltongroup.com

Directors: M A Flanagan ACIS | N M Hewson B Comm FCA | N K Mitchell | J Robson FPFS | D McHugh BSc Hons C Dip Pens | N MacLean Smith

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