



£950,000

1 Bedroom Flat for sale

Flat 22 Cormorant Lodge, 10 Thomas More Street, London





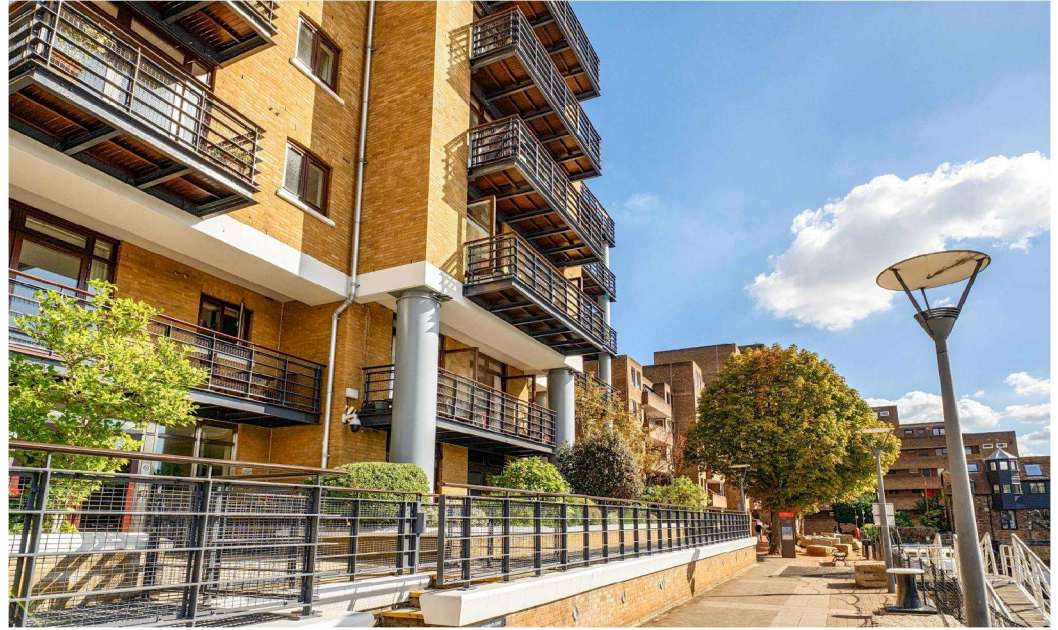
Overview

If you are looking for a stylish, turnkey waterside apartment with iconic London skyline views, this should be top of your list. Designed for an enviable lifestyle, this spacious home centres on open-plan living flowing onto a balcony directly over historic St Katharine Docks—offering the ultimate setting to host friends, enjoy vibrant waterside dining, or simply unwind above the tranquil marina.



Key Features

- Exceptionally Spacious Apartment
- Stunning Marina Views
- Large Balcony
- High-Spec Finishes Throughout
- Secure Underground Parking
- 24 Hour Concierge
- Excellent Transport Links
- Close to Local Amenities
- Share of Freehold | 967 Years Remaining
- Book Your Viewing 24/7





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The Heart of the Home: Open-Plan Living & Kitchen

Stepping into the main reception room reveals an extraordinary (10.46m x 3.62m) open-plan space. Tastefully designed and providing an elegant contemporary aesthetic, the room is rich in natural light from its West-facing orientation. Beautiful light grey oak flooring runs underfoot, paired with integrated mood lighting and classic radiator covers to create a refined atmosphere for relaxed evenings.

The bespoke kitchen is quite simply jaw-dropping, centred around a sleek island with an integrated induction hob and flush extractor. Fully equipped with premium Neff appliances (oven, microwave, warming drawer, and dishwasher), a Zanussi fridge-freezer, and an instant boiling water tap, it features a raised breakfast bar that serves as a chic focal point for morning coffee or casual dining.

Continuous Dockside Balcony & Uninterrupted Views

Full-width bi-folding doors in the living area open seamlessly onto a private West-facing balcony that spans between both the living room and bedroom of the property. Positioned directly over the water, it offers uninterrupted views across the marina below toward The Shard and Tower Bridge—an unbeatable backdrop of the iconic London skyline!

The Principal Bedroom Suite

Measuring an impressive (6.29m x 3.38m), the principal bedroom suite combines luxury with expansive proportions, matching the overall footprint of many two-bedroom layouts. Tastefully decorated to match the apartment's elegant aesthetic, it comfortably accommodates a king-sized bed, additional dressers, and built-in wardrobes.

And with matching bi-folding doors that, again open directly onto the balcony, you benefit from an effortless indoor-outdoor flow with direct waterside views



straight from your bed.

Entrance Hallway & Contemporary Bathroom

A broad, welcoming hallway with matching light grey oak flooring sets a stylish tone upon arrival. Located off the hallway is a sleek bathroom (2.26m x 2.21m) finished to an immaculate, luxury standard. It features a spacious double walk-in shower, a modern vanity unit with built-in storage, a heated chrome towel rail, and waterproof wall panelling for a polished, low-maintenance finish.

Wide Appeal: A Home for Every Lifestyle

With its exceptional footprint, turnkey finish, and sought-after location, it has to be said that this property offers an exceptionally wide appeal:

City & Canary Wharf Professionals: Ideal for those seeking a quick, scenic commute alongside a stylish base to entertain.

Overseas Buyers & Investors: A prime London address offering strong yield potential, high tenant demand, and low-maintenance peace of mind.

Pied-à-Terre & London Retreat Seekers: The ultimate lock-up-and-leave waterside sanctuary for those wanting a luxury London base.

Retirees & Downsizers: A peaceful, single-level waterside home with 24-hour security, lift access, and a relaxed village feel, all in central London!

Sought-After Location, Village Feel & Amenities

Set within the prestigious City Quay development, this sought-after waterside address seamlessly blends central London convenience with a charming village feel. Positioned directly on the water and moments from the picturesque, cobbled streets of Wapping and the scenic Thames Path along the river, everything you need is right on your doorstep:

Village Charm & Everyday Convenience: A local Waitrose sits right on your doorstep, complemented by fresh produce at Wapping Saturday Market and peaceful riverfront walks.

Dining & Culture: Steps from waterside dining at St Katharine Docks, the historic Dickens Inn, Smith's Restaurant in Wapping, and iconic riverfront pubs like The Town of Ramsgate and The Prospect of Whitby.

Effortless Commute: Walk along the dockside directly into Bank or Bishopsgate in the Square Mile, bypassing public transport altogether.

Transport Links: Tower Hill Underground, Tower Gateway DLR, and Wapping Overground are all within easy reach for swift journeys to Canary Wharf, the West End, and London City Airport.

Building Facilities & Tenure: Includes a 24-hour concierge service, a secure allocated underground parking space, and a Share of Freehold with 967 years remaining on the lease.

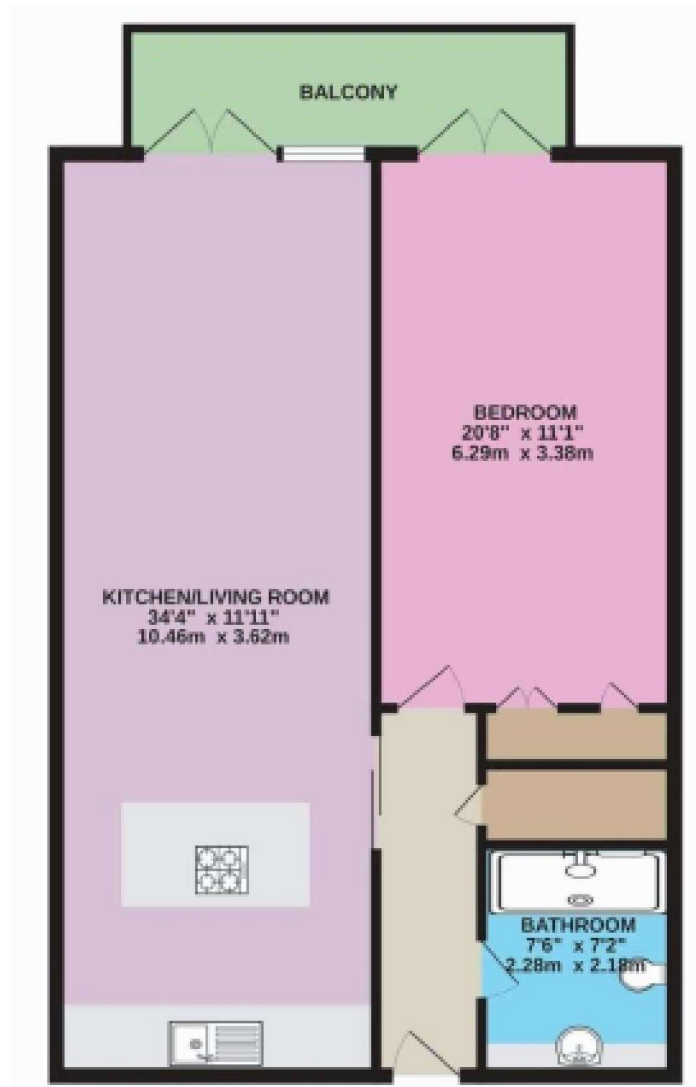
Services: Mains. Water, Gas, electricity, Sewage, High Speed Broadband Available.

Floorplans



Cormorant Lodge, London, E1W

APPROX. GROSS INTERNAL FLOOR AREA 795 SQ FT 73.9 SQ METRES



SECOND FLOOR

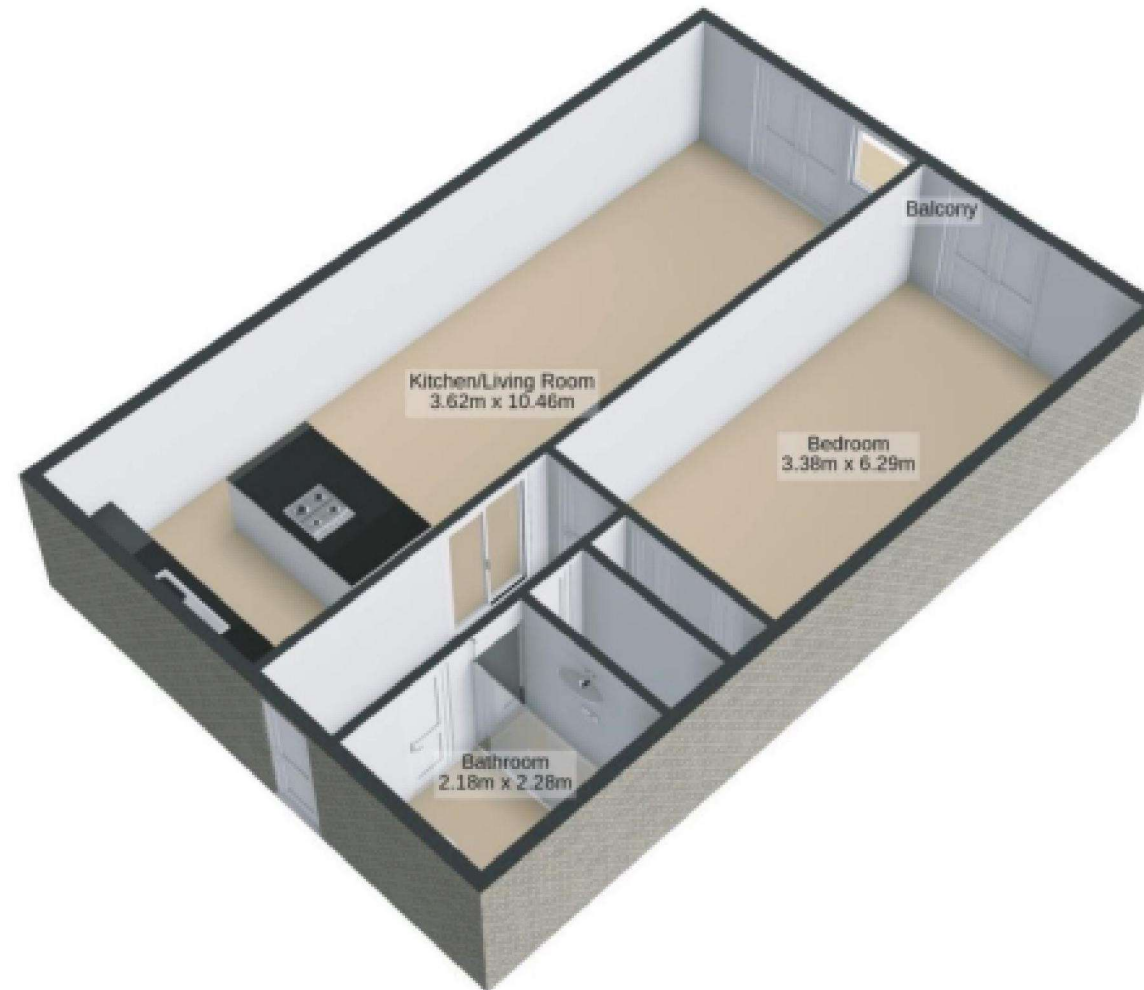
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Floorplans



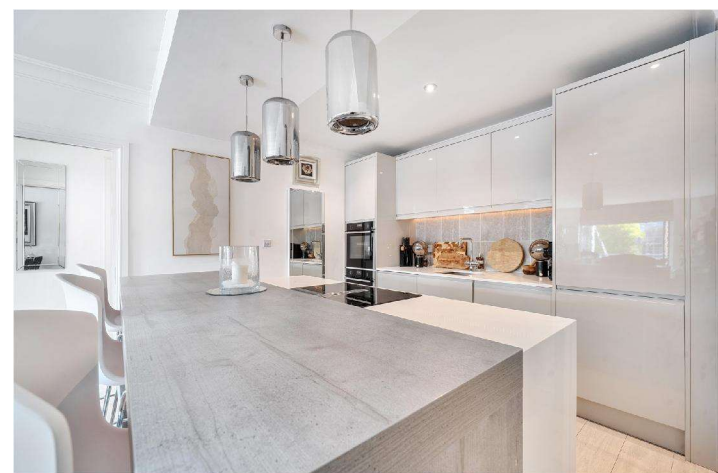
Cormorant Lodge, London, E1W

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SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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