

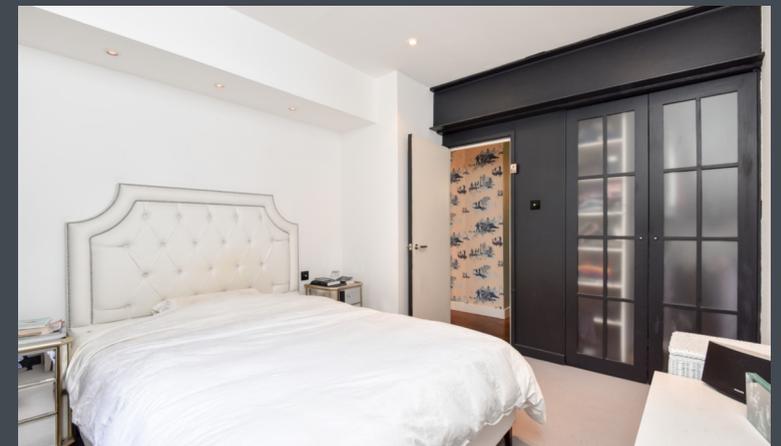




A superbly presented two bedroom warehouse conversion in the iconic Tanners Yard.

On the top floor of this former tannery building and an excellent example of a warehouse conversion. The generous living space is flooded with natural light from large windows on 2 walls. The adjacent kitchen is fully fitted with white gloss units and fully equipped. The master bedroom has fitted wardrobes and the second bedroom also a full range of fitted wardrobes, mezzanine sleeping loft and dressing/ study area. The large shower room is superbly appointed and the apartment has the benefit of an allocated parking space in the underground garage.

Tanners Yard is ideally located in the heart of this vibrant area with Borough Market, London Bridge and The Shard all on the doorstep. Bermondsey Street is only a short walk with the open space of Tanner Street Park and the renowned White Cube Art Gallery. Bermondsey Square has the weekly antiques market and independent cinema. The City is accessible by walking over Tower Bridge London Bridge station has Northern and Jubilee Underground lines, plus Overground train services.



Long Lane, London, SE1

APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ FT 95.5 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES MEZZANINE)



SECOND FLOOR

THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DANIEL COBB

Tenure: Share of Freehold

Lease Information: 125 years from 1996

Service Charge: Approximately £4,500 per annum

Ground Rent: To be confirmed

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C	72	(69-80) C	72
(55-68) D		(55-68) D	76
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

London Bridge

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