



4 Archie Street | London | SE1 3JT

DANIEL
COBB



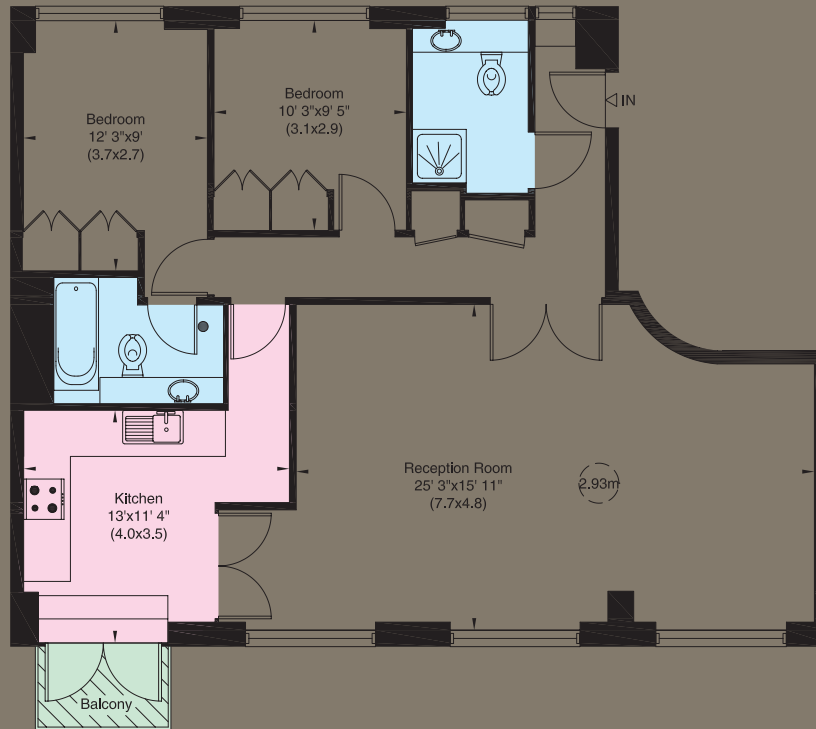
A 2 bedroom apartment of almost 1000 square feet situated on the 2nd floor of this converted warehouse and enjoying views across Tanner Street Park and uninterrupted westerly views of the City skyline from its own balcony.

The interior is flooded with natural light from full height double glazed windows in the sitting room with further windows in the kitchen opening onto the balcony. The kitchen and reception room combined span the full width of the apartment with rear hall leading to both bedrooms, the main of which has its own en-suite bathroom.

The apartment is in a very convenient location to Bermondsey Street with its eclectic mix of boutiques, gastro pubs, bars and numerous restaurants. The open space of Tanner Street Park includes tennis courts and Bermondsey Street is also the home of the renowned White Cube Art Gallery. Bermondsey Square has the weekly antiques market and the Short Wave independent cinema. The City is accessible by walking over either London or Tower Bridges with other transport links via London Bridge main line train station and underground (Jubilee and Northern Lines).



Gross Internal Area: 91 Sq. metres
982 Sq.feet



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Floor Plan by **capital group** 020 8671 7722

TERMS

Tenure: 999 years from 25th December 2001
Service Charge: £2,000 approx. p.a.
Ground Rent: £200 p.a.
Local Authority: Southwark.
Council Tax: £1,215 p.a.
Price: £925,000

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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P: 020 7357 0026

A: 82-84 Bermondsey Street, SE1 3UD

E: londonbridge@danielcobb.co.uk

W: www.danielcobb.co.uk

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