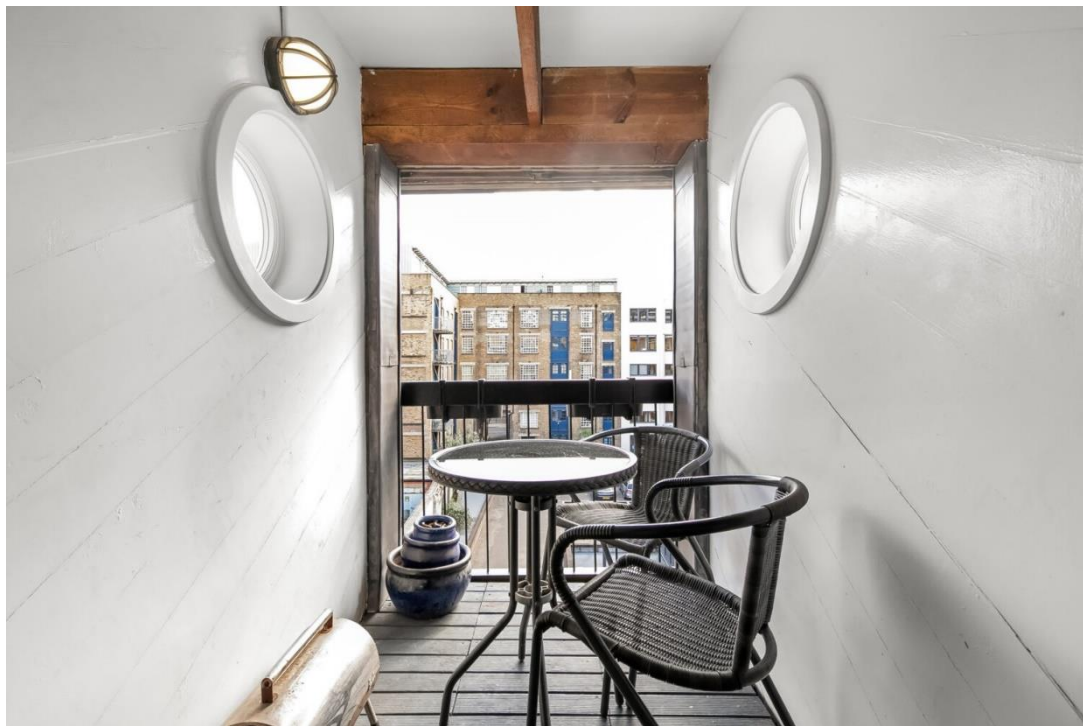
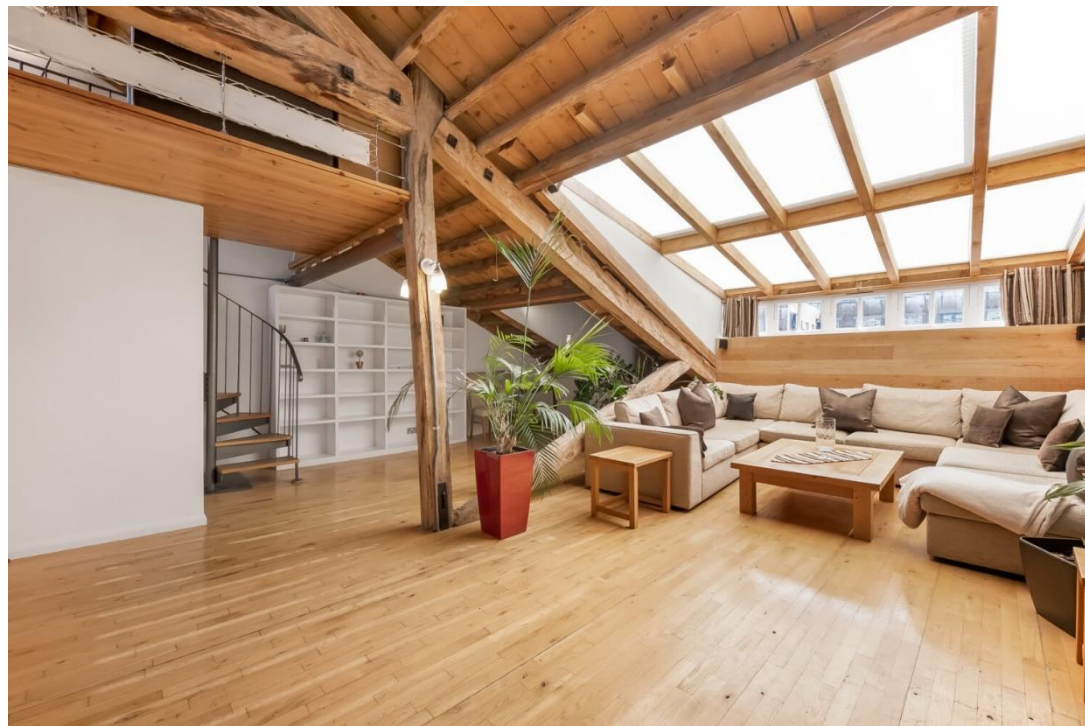




Shad Thames, SE1  
£3,750PCM

0208 702 9666  
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# In general

- Historic road
- Tower Bridge conservation area
- Dishwasher
- Two balconies
- Warehouse conversion
- Vaulted ceilings
- Convenient and highly sought after location
- Home office on Mezzanine level
- Available early July
- Split level

# In detail

A stunning two double bedroom duplex warehouse conversion to let in the Tower Bridge conservation area set over 1,620 Sq Ft.

This beautiful property comprises a spacious 49 ft open plan kitchen/reception room, two modern bathroom suites, two double bedrooms and a mezzanine level perfect for a home office or extra guests with double sofa bed.

Further benefits include vaulted ceilings, exposed brick work, original beams, quiet road, dishwasher, close proximity to the River Thames, two private balconies an abundance of light and so much more.

This property is located just 0.7 miles from London Bridge Station also nearby Tower Hill offering excellent transport links across London.

It is also ideally located for various popular local amenities, such as The Watch House, Pont De La Tour & Potters Field Park.

Viewings are highly recommended, call the Pedder Dulwich Village lettings team to arrange a viewing today.

This property belongs to a family member of an employee of Pedder.

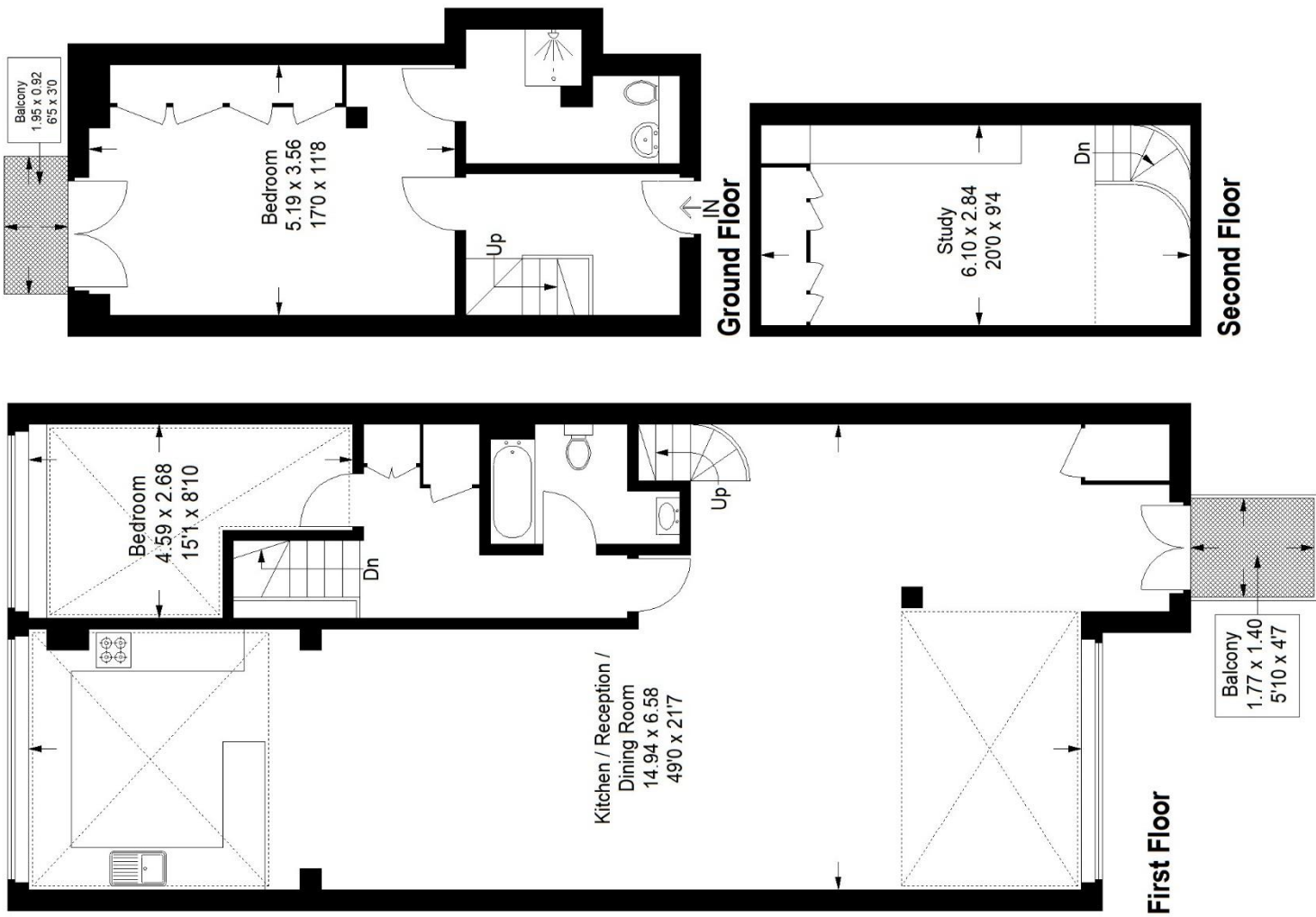
EPC: C | Council Tax Band: G | Offered Furnished | Available Early July | HD: £865.38 | SD: £4,326.92



# Floorplan

## Wheat Wharf, SE1

Approximate Gross Internal Area  
**Ground Floor = 30.9 sq m / 333 sq ft**  
**First Floor = 102.2 sq m / 1100 sq ft**  
**Second Floor = 17.4 sq m / 187 sq ft**  
**Total = 150.5 sq m / 1620 sq ft**



= Reduced Headroom Below 1.5 M / 5'0

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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