



LOVE LIVING  
HACKNEY



21 The Triangle, Three Oak Lane, Shad Thames, SE1 2NZ

£2,450



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£2,450

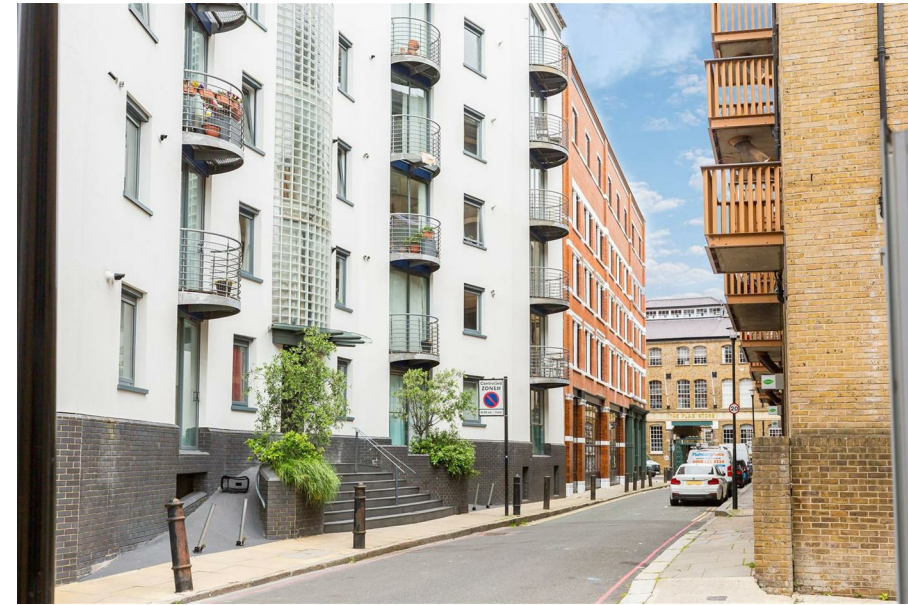
# 21 The Triangle, Three Oak Lane

Shad Thames, SE1 2NZ

- Balcony
- Fully Furnished
- Close To Transport and zone one underground station
- Secure Entry System
- South bank location
- Available Early July
- Moments From Tower Bridge
- Fantastic Dining Options Close By
- Secure Underground Parking
- Moments from the River Thames

## The Home -

The Triangle is a modern development situated in the heart of Shad Thames offering a wonderful mix of culture and lifestyle on your doorstep. The apartment is located on the Third floor of this imposing building and is entered via a mirrored hallway with passenger lift and has the added benefit of secure underground parking and a balcony.



## The Indoors

The door to the apartment opens into a spacious main reception room. This open-plan kitchen, living and dining room blends beautifully creating a light and airy space throughout. The living area is currently arranged in the centre of the room with the dining situated at the breakfast bar on the edge of the kitchen with large windows, and glazed double door opening onto a balcony.

The kitchen at the back of the room and is contemporary with stone works tops, an overhang for stools to be placed underneath creating a breakfast bar or dining option. Matching cabinetry runs along the wall and houses a stainless-steel sink, with built in oven, hob and stainless steel extractor fan.

A full length mirrored wall, houses cabinetry ideal for storage and an integrated wine fridge and links seamlessly with the corridor to the main bedroom with built in storage and the well designed tiled bathroom.

## The Outdoors

The wonderful balcony is accessed via the double doors from the open plan living area and provides that all important outside space, encapsulated by the local architecture with stunning views over the decked patios below.





## Loving The Location

The Triangle occupies an enviable position, moments from the ever popular Kings Arms public house and only a short walk away from the southern bank of the river. A 15- minute stroll east leads to the green open spaces of King's Stairs Gardens, where there are dedicated areas for picnics along with a children's playground and areas for dog walking. The larger Southwark Park sits just below King's Stairs Gardens and has expansive lawned areas, a boating lake, a cafe and sports facilities.

Bermondsey Street is a 10-minute walk west and has undergone a significant transformation over the previous quarter of a century; White Cube Bermondsey, Zandra Rhodes' Fashion & Textile Museum, and excellent restaurants, including Café Murano, Pizarro, Jose Tapas, Casse Croute and Pique-Nique are all present. There is a multitude of other pubs, bars, cafes and retailers on the street.

Tanner Street Park unfolds just before Bermondsey Street and provides a green oasis as well as four community tennis courts. One block west is the landscaped Leathermarket Gardens, off Leathermarket Street.

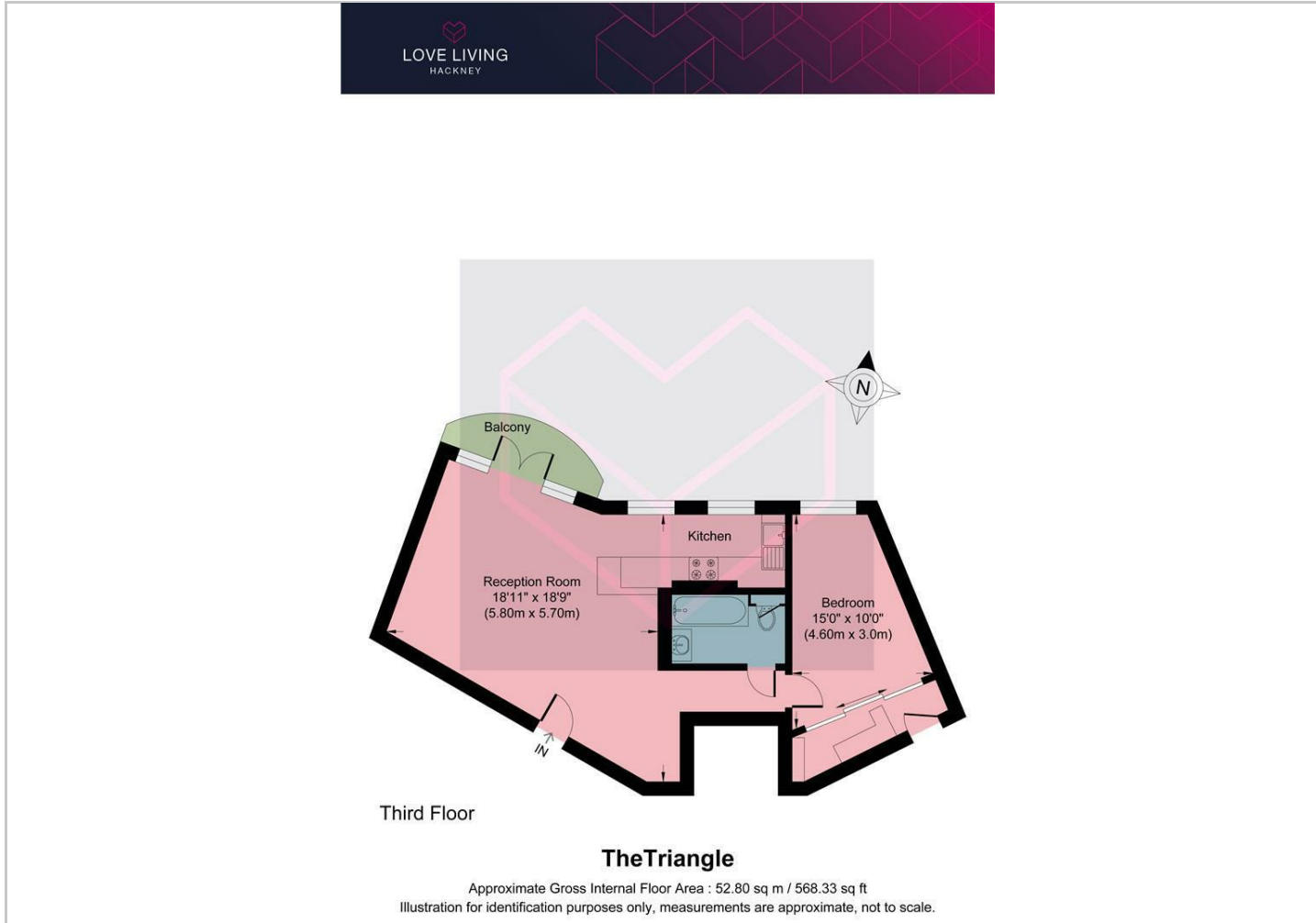
The Triangle is perfectly placed for access to the public transport network and is in zone 1 of the underground system. London Bridge Station (Jubilee and Northern Lines and national rail services) lies just over a 10-minute walk to the west, and Borough Station (Jubilee line) is equidistant to the east.

## Directions

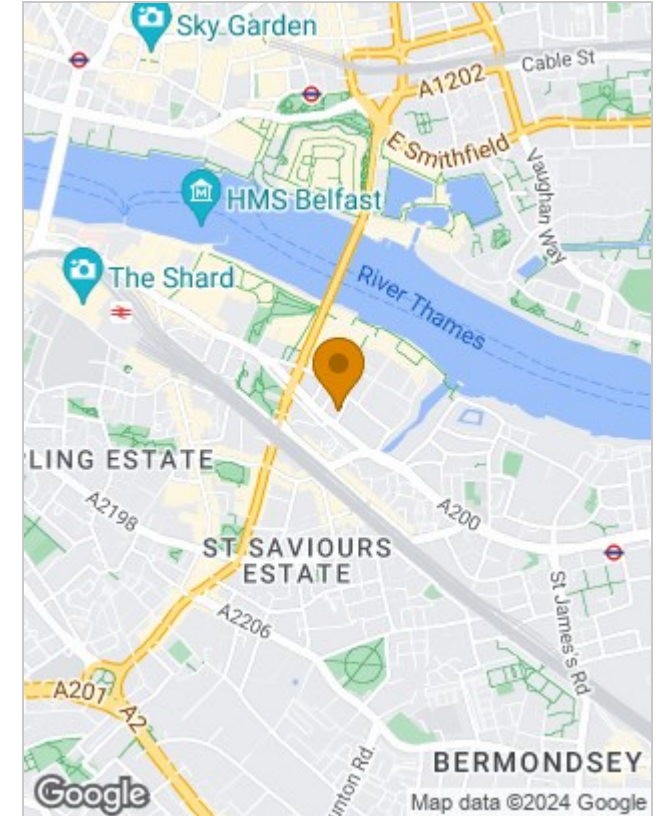




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.