



# Arc House

16 Maltby Street, SE1

Asking Price £895,000

Welcome to Arc House, where modern luxury meets urban convenience. Step into this exquisite three double bedroom apartment and immerse yourself in contemporary elegance.

The property boasts a spacious open plan living area seamlessly integrated with a sleek kitchen, perfect for entertaining guests or simply enjoying everyday living. Natural light floods the space, accentuating the stylish design and creating a warm, inviting atmosphere. The living area effortlessly extends onto a balcony, offering a tranquil retreat where you can soak in the surroundings and unwind after a long day.

The kitchen boasts high-end appliances and ample storage, making meal preparation a joy. Whether you are a culinary enthusiast or simply enjoy the convenience of modern amenities, this kitchen is sure to impress.

Indulge in relaxation and rejuvenation in the modern, high-spec bathroom, where every detail has been meticulously crafted for your comfort. From the pristine fixtures to the contemporary design, this bathroom exudes sophistication and luxury.

Retreat to one of the three double bedrooms, each offering generous space and comfort. One of the bedrooms features a modern, high-spec ensuite, providing a private oasis for ultimate convenience and indulgence.

Arc House doesn't just offer luxurious living spaces—it also provides unparalleled convenience with its on-site concierge service. Whether you need assistance with reservations, deliveries, or simply have a question, the dedicated concierge team is there to cater to your every need.

Situated mere moments from local amenities, Arc House offers the epitome of urban living. From trendy cafes and restaurants to boutique shops and entertainment venues, everything you need is right at your doorstep.

**CHESTERTONS**



# Arc House

16 Maltby Street, SE1

- Three large double bedrooms
- Open plan living kitchen area
- Balcony
- Two high specification bathrooms
- Moments from local amenities
- Easy access to public transport
- Concierge



**Tenure:** Leasehold 241 years 5 months

**Service Charge:** £4187.40

**Ground Rent:** £350 Ground rent will increase to £700 on the first review date in 2065

**Local Authority:** London Borough of Southwark (Council Tax)

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Chestertons Surrey Quays Sales**

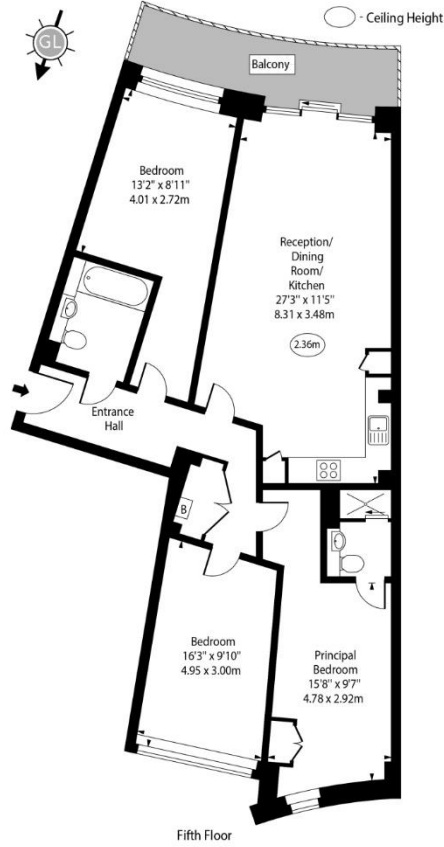
2 Plough Way

London

SE16 2EU

chestertons.co.uk

Arc House,  
Maltby Street, SE1



Approx Gross Internal Area 1102 Sq Ft - 102.38 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023542K

