



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* Substantial Studio Apartment \*\***

**\*\* Three Piece Bathroom \*\***

**\*\* 24 Hour Concierge \*\***

**\*\* EPC: C / Council Tax Band: D \*\***

**\*\* Separate Fitted Kitchen \*\***

**\*\* Ample Storage \*\***

**\*\* Communal Roof Terrace \*\***

**\*\* Floor Area: 620 Sq/Ft (57.7 Sq/M) \*\***



**Cinnamon Wharf, Shad Thames, SE1**

**£465,000 (Share of Freehold)**



Spencer James are pleased to offer for sale this substantial studio apartment located in the heart of Shad Thames, situated in a sought after riverside development.

Internally the property boasts a spacious living room/bedroom with Juliet balcony offering scope to partition into separate rooms, a spacious fitted kitchen and three piece bathroom. There is also ample storage throughout the property with fitted wardrobes and cupboards in the living area and a further storage room.

The popular development boasts a large communal roof terrace, 24 hour concierge and lift access and the property has the added benefit of being sold with a share of freehold and long lease.

The development is perfectly located a few minutes walk from Tower Bridge the large variety of bars and restaurants within Butlers Wharf.

### **Accommodation Comprises:**

#### **Hallway**

Wall mounted heater, laminate wood effect flooring.

#### **Living Room/Bedroom Area 20' 8" x 19' 8" (6.29m x 5.99m)**

Double glazed patio doors to Juliet balcony, a range of fitted wardrobes, two wall mounted heaters, laminate wood effect flooring.

#### **Kitchen 10' 8" x 6' 6" (3.25m x 1.98m)**

Fitted with a range of eye and base level units incorporating a stainless steel sink and mixer tap, integrated cooker, hob and fridge with freezer compartment. Space for washing machine. Storage cupboard housing hot water tank.

#### **Bathroom 9' 3" x 6' 7" (2.82m x 2.01m)**

Three piece suite comprising a bath with shower attachment and toilet and basin unit. Heated towel rail. Tiled flooring. Storage cupboard.

#### **Externally**

Lift access, communal roof terrace, 24 hour concierge.

#### **Lease Details**

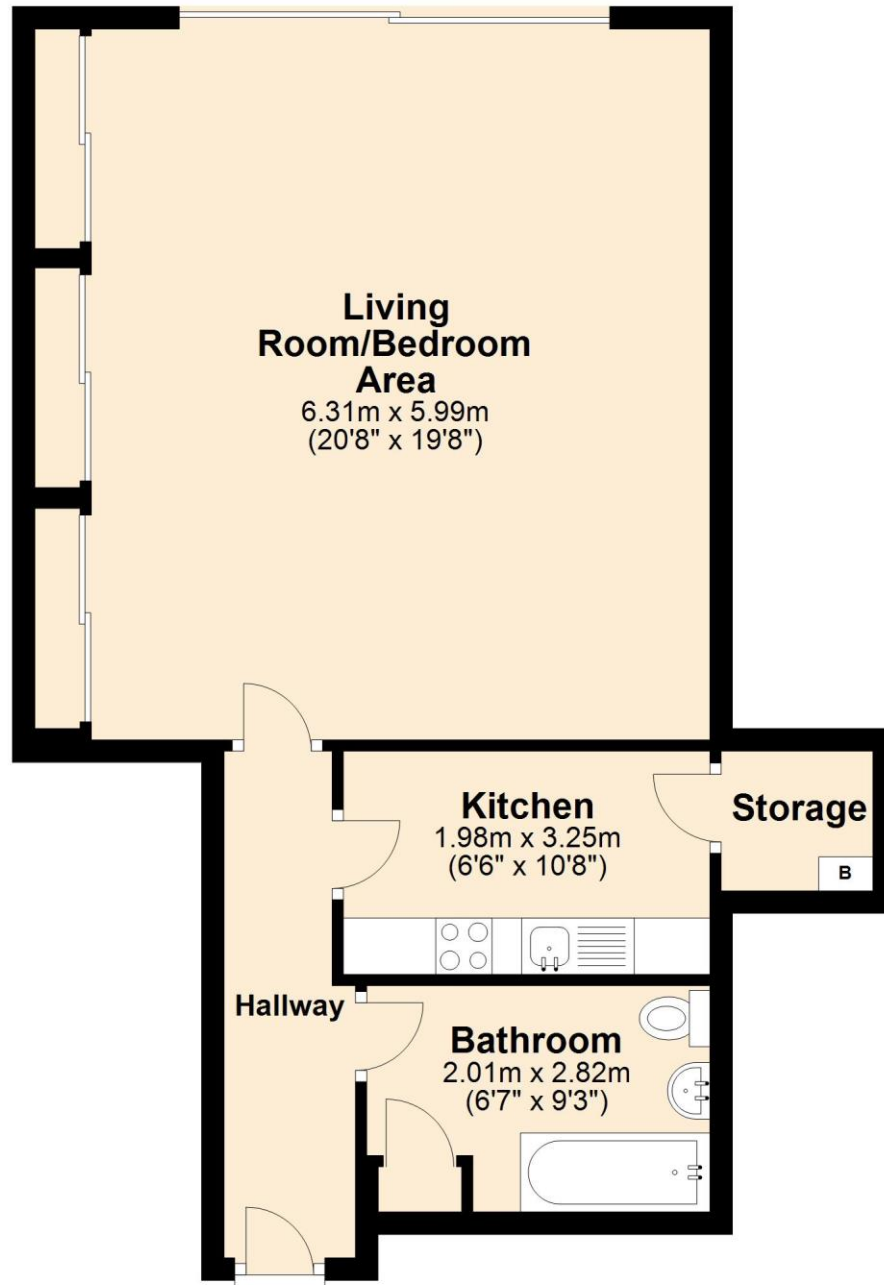
Service Charge - £4000 per annum

Ground Rent - Peppercorn

Lease Remaining - 172 Years

## Fourth Floor

Approx. 57.6 sq. metres (620.1 sq. feet)



Total area: approx. 57.6 sq. metres (620.1 sq. feet)



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