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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 of Freehold)

Offers in Excess of £450,000 (Share



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

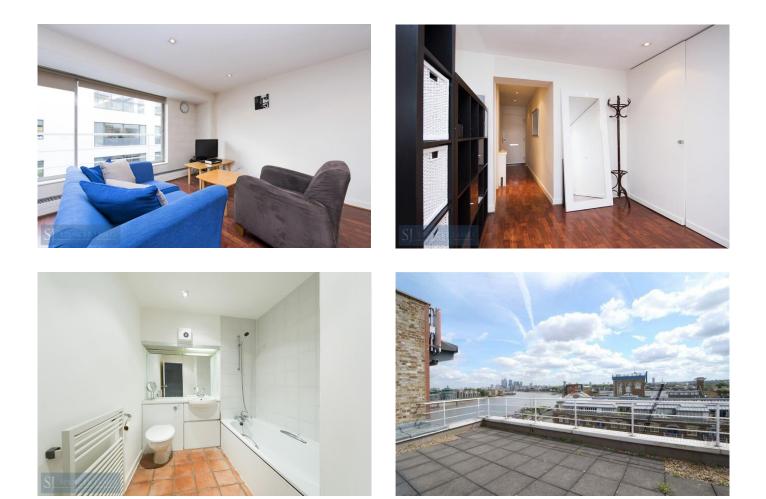


Fourth Floor Approx. 57.6 sq. metres (620.1 sq. feet)

Living Room/Bedroom Area 6.31m x 5.99m (20'8" x 19'8") Storage **Kitchen** 1.98m x 3.25m (6'6" x 10'8") в 00 Hallway Bathroom 2.01m x 2.82m (6'7" x 9'3")

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







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