



# Java Wharf

16 Shad Thames, SE1

Offers in excess of  
£350,000

A fantastic studio apartment with private balcony providing views of St Saviours Dock arranged within this popular warehouse conversion in the heart of Shad Thames. Residents also benefit from a day porter.



# Java Wharf

16 Shad Thames, SE1

- Studio Apartment
- Balcony
- Waterside
- Leasehold
- Warehouse
- Allocated Parking
- Ample Storage
- Great Location



This exquisite studio apartment is nestled within a historic warehouse conversion in the vibrant heart of Shad Thames. Your own private balcony offers captivating views of the St Saviours Dock, while the convenience of a day porter, alongside the allocated parking and ample storage, ensures seamless living. Shad Thames beckons with its rich tapestry of warehouse history and charm, lining the southern banks of the majestic River Thames. Here, amidst the iconic silhouette of Tower Bridge, you'll discover a trove of London's treasures, from the soaring Shard to the artistic haven of Tate Modern and the storied Tower of London.

Indulge in the eclectic array of bars and restaurants, with Bermondsey Street, Maltby Street, and Borough markets just a leisurely stroll away. While the allure of The City is within reach, transportation is a breeze with London Bridge and Tower Hill stations mere steps away, alongside the convenience of river taxis. Embrace the epitome of urban sophistication in this unparalleled enclave.

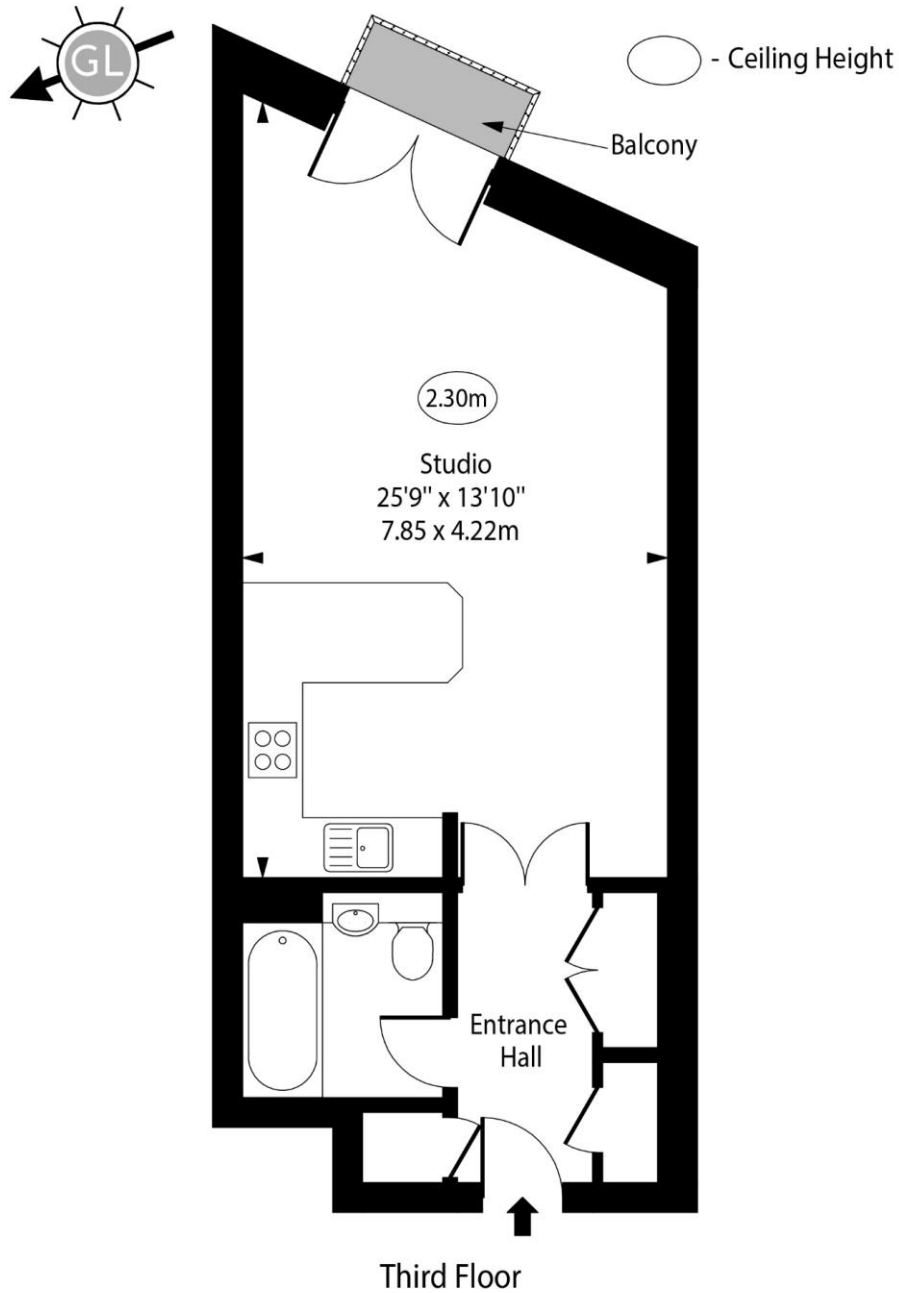
**Tenure:** Leasehold 973 years  
**Service Charge:** £2916.3 p.a  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Tower Bridge Sales

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# Java Wharf, Shad Thames, SE1



Approx Gross Internal Area      445 Sq Ft - 41.34 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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