



# Cardamom Building

31 Shad Thames, SE1

Asking Price £600,000

A stunning one-bedroom apartment on the fourth floor of a converted warehouse in Shad Thames. This spacious, bright, and modern property features original steel columns and beams, blending historic charm with contemporary living.

**CHESTERTONS**



# Cardamom Building

31 Shad Thames, SE1

- Large One Bedroom
- Fourth Floor
- South Facing
- Balcony
- Concierge 7am to 11pm,
- Secure Allocated Parking
- Share of Freehold



The south-facing living room opens onto a private balcony, complemented by a south-facing bedroom, a modern fully-fitted kitchen, a spacious contemporary bathroom, a large hallway, and a storage room. Residents enjoy the convenience of a concierge and a lift. The apartment comes with a secure parking space.

The area is home to iconic landmarks such as Tower Bridge and is near attractions like The Shard, Bridge Theatre, Tate Modern, and the Tower of London. Shad Thames and One Tower Bridge offer a variety of bars, restaurants, cafes, and shops. Additionally, the Cardamom Building is close to Bermondsey Street, Maltby Street, and Borough Markets.

Transport links include Bermondsey tube, London Bridge Station, Tower Hill tube, Thames Clipper, and Tower Gateway DLR.

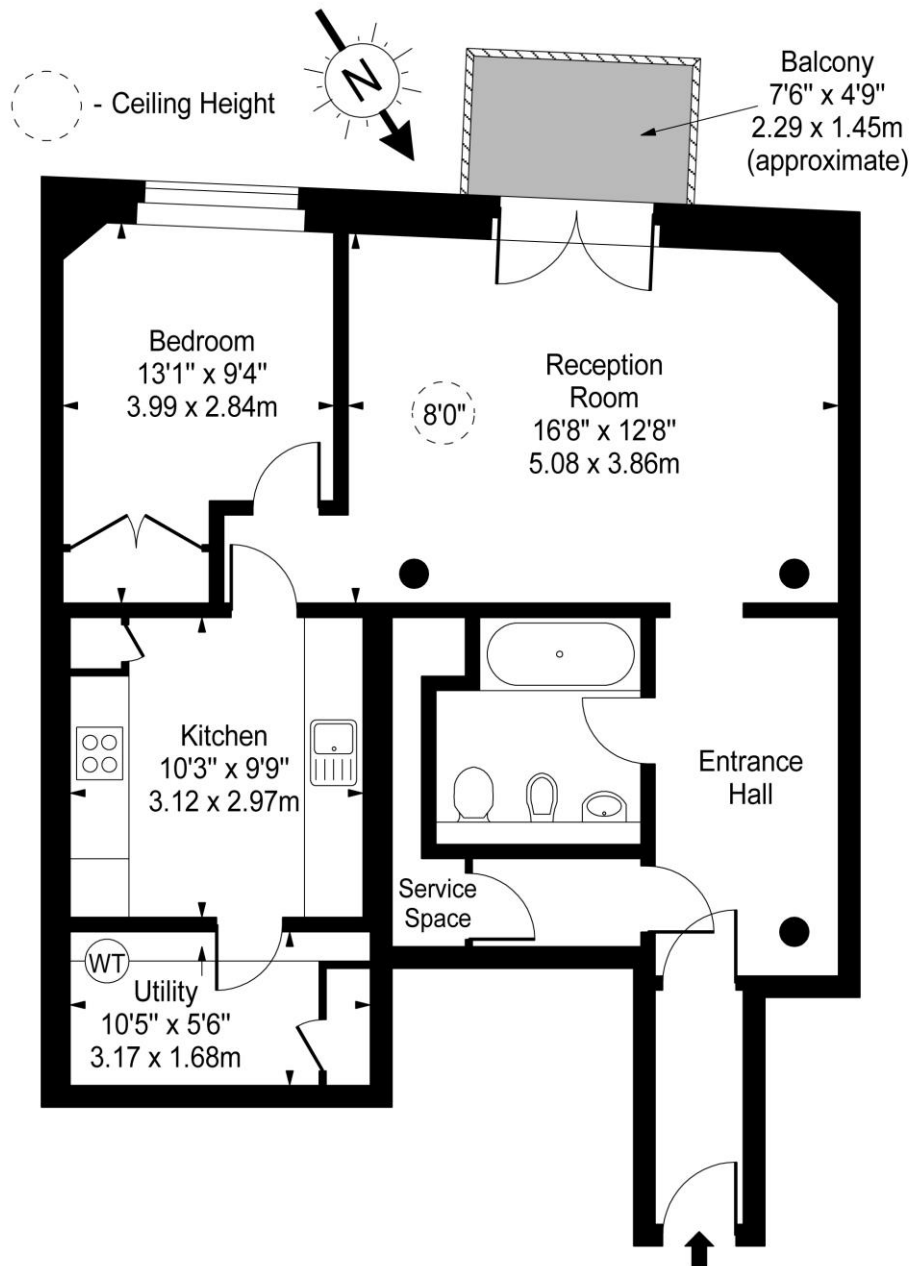
**Tenure:** Share of Freehold 984 years 9 months  
**Service Charge:** £4628 p.a  
**Ground Rent:** £Peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (92-100)                                  |         |                         |
| B (81-91)                                   |         |                         |
| C (69-80)                                   | 78      | 79                      |
| D (55-68)                                   |         |                         |
| E (39-54)                                   |         |                         |
| F (21-38)                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| G (1-20)                                    |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

### *Chestertons Tower Bridge Sales*

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# Cardamom Building, SE1



Fourth Floor

Approx Gross Internal Area **722 Sq Ft - 67.07 Sq M**

For Illustration Purposes Only - Not To Scale

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

Ref. No. 014744K

