



Arc House

82 Tanner Street, SE1

Offers in excess of £450,000

A beautifully presented one bedroom apartment on the 5th floor of this modern development moments from Maltby Street market. The property boasts a spacious open plan kitchen and reception, large private patio, modern bathroom and concierge.



Arc House

82 Tanner Street, SE1

- One bedroom
- One bathroom
- Private south facing patio
- Lift
- Long Lease
- Concierge
- Communal Gardens
- Excellent location
- Great transport links



A super bright and airy one bedroom apartment in the popular Arc House. This property is flooded with natural light with floor to ceiling windows throughout the kitchen living area. The large private patio is South facing and ideal for sunbathing or entertaining. The bathroom is modern and stylish and the bedroom is a double with plenty of built in storage.

Arc House is fully EWS1 compliant and has a day porter plus communal gardens. The property is next to the very popular Maltby Street food market and within close proximity to Shad Thames, Bermondsey Street, The River Thames, Borough Market, St Katharine Docks, Tower Bridge and London Bridge. Transport connections at London Bridge Station offer excellent links throughout London and quick connections to The City and Canary Wharf.

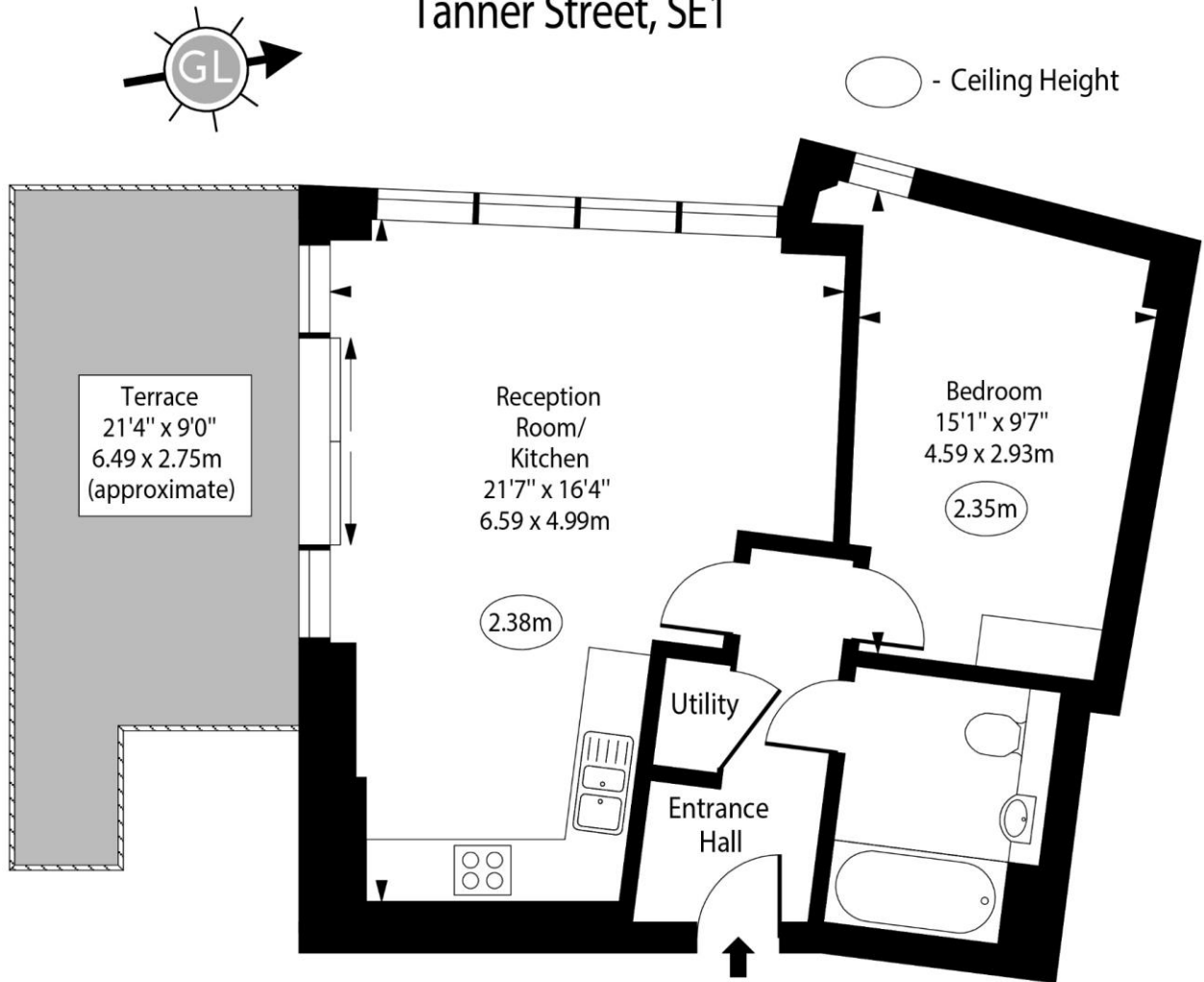
Tenure: Leasehold 240 years 5 months
Service Charge: £4188 pa
Ground Rent: £250 pa
Local Authority: London Borough of Southwark
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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	

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Fifth Floor

Approx Gross Internal Area

530 Sq Ft - 49.24 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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