

## Thames Heights 52-54 Gainsford Street, SE1

Offers in excess of £425,000

A beautifully presented and modern one bedroom apartment situated in the heart of Shad Thames.







# Thames Heights 52-54 Gainsford Street, SE1

- Modern Apartment
- Large Bedroom
- Modern Kitchen
- Excellent Shad Thames Location



Rare opportunity to acquire a stunning one-bedroom apartment in a highly desirable development. The property boasts a spacious living room with a Juliette balcony, a separate kitchen, and a well-appointed bedroom.

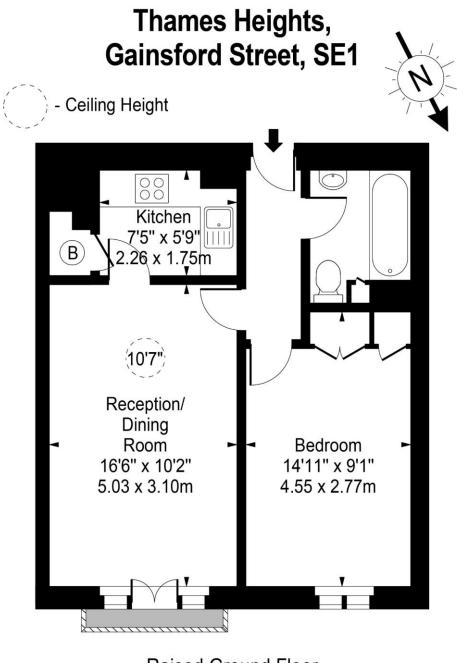
Located just moments from Tower Bridge, residents can enjoy easy access to the vibrant bars, restaurants, and cafes of Shad Thames and One Tower Bridge. The apartment is also close to popular destinations like Maltby Street Market, Bermondsey Street, Borough Market, St Katharine Docks, and London Bridge. Shad Thames is a unique area steeped in history and character, situated along the south side of the River Thames. The neighbourhood features a diverse array of bars and restaurants, and is just a short walk from the delights of Bermondsey Street, Maltby Street, and Borough markets. While The City is within walking distance, the area is also well connected with excellent transport links via London Bridge and Bermondsey stations, as well as the river taxi service.

Tenure: Leasehold 94 years 9 months Service Charge: £2038 p.a Ground Rent: £200 p.a Local Authority: London Borough of Southwark Council Tax Band: E

### Energy Efficiency Rating Vary energy efforter Jower Juning cods (R2) A (R3) B (R34) C (R

### Chestertons Tower Bridge Sales

220 Tower Bridge Road Tower Bridge London SE1 2UP towerbridge@chestertons.co.uk 020 7357 7999 chestertons.co.uk



Raised Ground Floor

### Approx Gross Internal Area 448 Sq Ft - 41.62 Sq M

For Illustration Purposes Only - Not To Scale www.goldlens.co.uk Ref. No. 011402J

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chestertons UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

