



Thames Heights

52-54 Gainsford Street, SE1

Asking Price £400,000

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

CHESTERTONS



Thames Heights

52-54 Gainsford Street, SE1

- One Bedroom
- One Bathroom
- Modern Apartment
- Large Bedroom
- Modern Kitchen
- Excellent Shad Thames Location
- Great transport Links



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 4 months
Service Charge: £2038 pa
Ground Rent: £200 pa
Local Authority: London Borough of Southwark
Council Tax Band: E

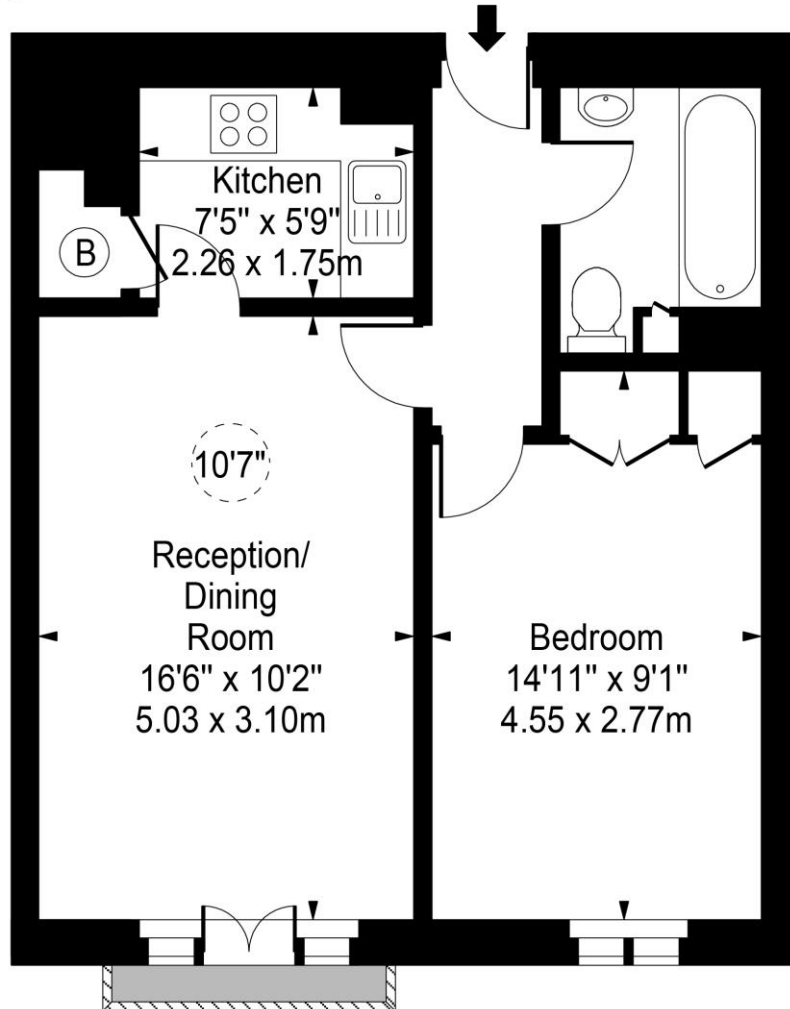
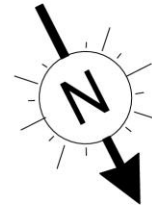
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		86
C (69-80)	78	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Tower Bridge Sales

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Thames Heights, Gainsford Street, SE1

 - Ceiling Height



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

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