



# Vanilla & Sesame Court

Curlew Street, SE1

Offers in excess of £510,000

This stylish one-bedroom apartment in Shad Thames offers a perfect blend of modern living and historic charm, making it an ideal Pied-à-Terre or investment. Enjoy spacious interiors, secure entry, and an allocated parking space.

This beautifully presented one-bedroom Warehouse apartment is situated in the heart of one of London's most iconic and vibrant areas—Shad Thames. Offering a blend of modern living with a touch of historic charm, this apartment is perfectly positioned for anyone looking for a chic Pied-à-Terre or an excellent investment opportunity in one of London's most desirable locations.





# Vanilla & Sesame Court

## Curlew Street, SE1

- Spacious Double Bedroom
- Second Floor
- Long Lease
- Allocated Parking
- Wooden Flooring
- Lift Access
- Recently Refurbished
- Close To Transport Links





The apartment boasts a spacious layout, with a generously sized double bedroom featuring built-in wardrobes for ample storage space. The modern bathroom and kitchen are stylishly appointed with high-quality finishes, while the bright and airy living room provides the ideal space to relax or entertain.

Residents of this prestigious building enjoy access to a lift, secure entry system, and a dedicated caretaker, ensuring both convenience and peace of mind. Additionally, the apartment is sold with an allocated parking space—an invaluable bonus in this sought-after area.

Vanilla and Sesame Court is one of Shad Thames' most coveted developments, perfectly located just moments from the River Thames. The neighbourhood offers a dynamic mix of world-class dining, trendy bars, and inviting cafes, all within walking distance. You'll be just a stone's throw from famous spots like London Bridge Station, Bermondsey Street, Maltby Street Market, St Katharine Docks, and Borough Market. With excellent transport links nearby, this apartment provides easy access to all that London has to offer. Whether you're looking to explore the city's vibrant culture or simply enjoy a peaceful retreat close to the river, this apartment is the perfect base.

**Tenure:** Leasehold 973 years 8 months  
**Service Charge:** £5300 p.a  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** F

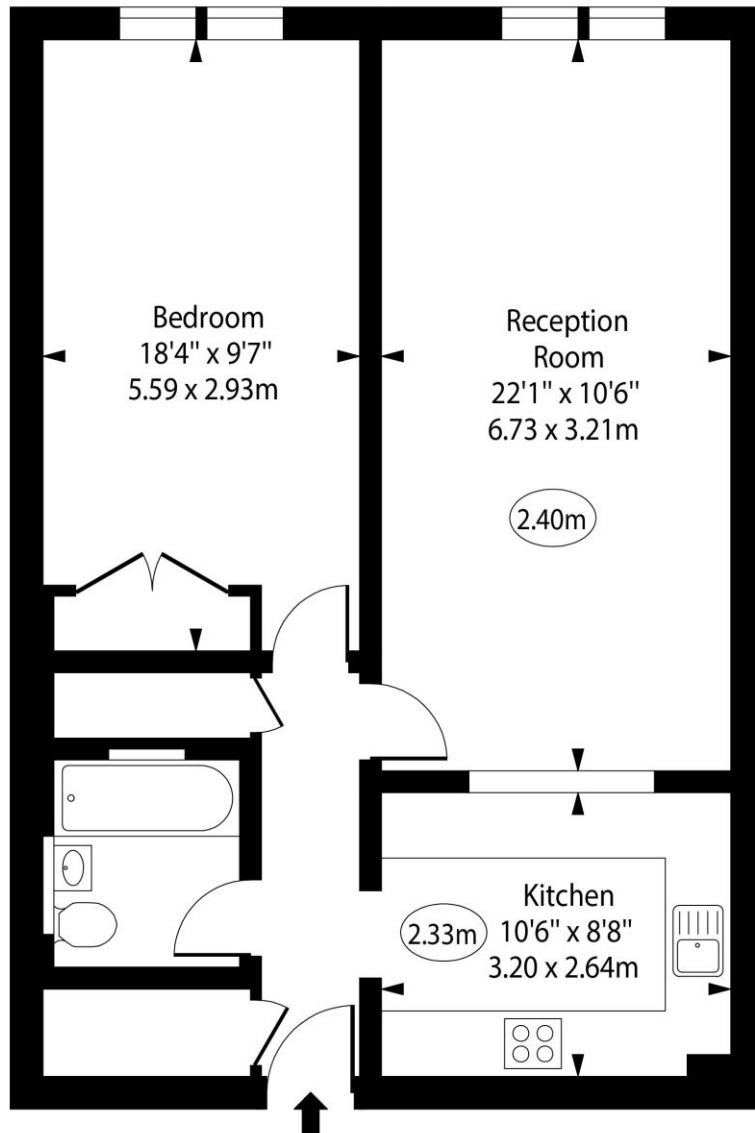
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	85	88
England, Scotland & Wales EU Directive 2002/91/EC		

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Vanilla & Sesame Court,  
Curlew Street, SE1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      640 Sq Ft - 59.45 Sq M

For Illustration Purposes Only - Not To Scale

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

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