

Java Wharf

16 Shad Thames London SE1 2YH

- Available immediately
- Third floor
- Porter
- Quiet dockside position
- Close to bars and restaurants
- Furnished
- Lift
- Roof terrace
- London Bridge station ten minutes walk away
- The Circle Gym and Spa five minutes walk away

£450 Per Week

Java Wharf

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Available immediately on a furnished basis is this extremely well presented third floor studio apartment with lift, porter and residents roof terrace in this Grade II listed building in Shad Thames.

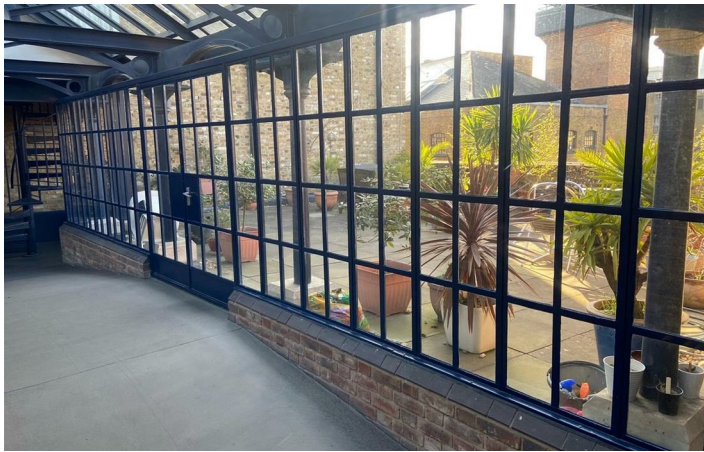
The newly carpeted 50 sqm property briefly comprises an entrance hall with built in storage cupboards, a fully fitted kitchen with integrated appliances and a breakfast bar with seating which is open plan to studio room with ample space for dining and a fully tiled bathroom.

Java Wharf is a clean well managed former warehouse development on the western bank of the river Neckinger, a tributary of the Thames, close to Tower Bridge and just ten minutes walk from London Bridge overground (Thameslink and Southeastern) and underground (Jubilee and Northern lines) stations.

A good choice of shops including a Co-op supermarket are a few minutes walk away as are bars and restaurants on close by Butlers Wharf where you can take in the stunning views of Tower Bridge and across the Thames to the City.



Directions



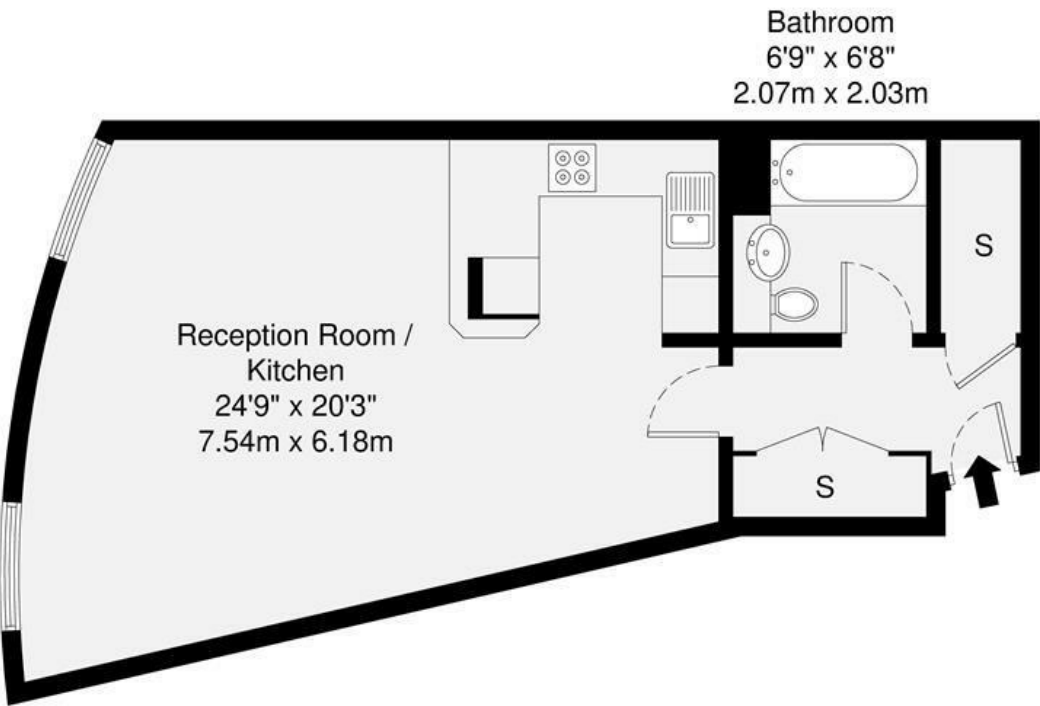


Floor Plan



Java Wharf, Shad Thames, SE1

GROSS INTERNAL AREA
47.0 sq m / 506 sq ft



Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 47.0 sq m / 506 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 3.0 sq m / 32 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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