



- Walking Distance to Tower Bridge
- Spacious Lounge with Balcony
- Separate Kitchen with Appliances
- Luxury Bathroom
- Bedroom with Walk-in Wardrobe

## Queen Elizabeth Street, Tower Bridge, London, SE1 2JL

Nestled near Tower Bridge is this Spacious 1 bedroom apartment on the third floor of this award winning Piers Gough development in the heart of Shad Thames. Situated within walking distance to Tower Bridge and easy reach of Tower Hill and London Bridge Stations. Features; Spacious lounge with balcony, Separate kitchen with appliances, Luxury bathroom and Bedroom with walk through wardrobe. Unfurnished. EPC Rating C. Rent in advance £1,495. Deposit £1,725 registered with TDS. Available Now!

**£1,495 pcm**

## Property Description

### ENTRANCE HALL

Entry phone, cupboard, cupboard housing immersion tank and laminate flooring.

### LOUNGE / DINING ROOM 14' 4" x 14' 2" (4.37m x 4.33m)

Heater, window and glazed door to balcony.

### BALCONY 7' 8" x 4' 5" (2.35m x 1.35m)

Private balcony with tiled flooring.

### KITCHEN 8' 8" x 7' 2" (2.66m x 2.19m)

Fitted base / wall units, worktops, 1.5 bowl stainless steel sink with mixer tap, fitted four ring electric hob with extractor hood above, integrated microwave, integrated oven, integrated dishwasher, integrated fridge / freezer, washing machine and laminated flooring.

### BATHROOM 6' 9" x 6' 2" (2.08m x 1.88m)

Luxury fitted bathroom suite comprising of bath with filler, hand held shower head, fixed shower head and glass shower screen. Hand basin with mixer tap and a push button flush WC fitted in a white gloss vanity unit with mirrored cabinet above. Fully tiled walls, tiled flooring and a chrome heated towel rail.

### BEDROOM 14' 3" x 10' 2" (4.36m x 3.10m)

(Measurements into fitted wardrobes and walk-in style wardrobe). Window, heater, fitted wardrobes with sliding doors and mirrored sliding door leading to walk-in wardrobe which has a fitted draw / shelving unit and hanging rails.

### BUILDING AMENITIES INCLUDE:

24 hour concierge service; Lifts; Visitors







underground parking (Subject to availability);  
Onsite gymnasium, pool and spa (Subject to  
additional subscription) which you can view at  
[www.thecirclegymandspa.co.uk](http://www.thecirclegymandspa.co.uk)

#### **LOCAL AMENITIES INCLUDE:**

Tower Bridge 0.30 mile; London Bridge Station 0.60  
mile; Bermondsey Station 0.60 mile; Tower of  
London 0.70 mile; The iconic Shard 0.70 mile;  
Tower Hill Station 0.80 mile; Fenchurch Street  
Station 1.0 mile; Array of bars and restaurants;  
(Please note that all distances are approximate).



#### **TENANTS INFORMATION:**

##### **Viewing Properties:**

Please view the video tours on this property and  
then if you are still interested then we can offer you  
a physical viewing. All physical viewings will be  
arranged and accompanied by our Lettings Team.  
We are available from 10am to 4pm Monday to  
Friday and 10am to 2pm on Saturdays for viewings.

##### **Securing Properties:**

Once you have found your property and your offer /  
terms have been agreed by the Landlord, we will  
require a Holding Deposit of £345 which will be  
deducted from your final completion monies. You  
will also need to complete a Holding Deposit  
acceptance form.

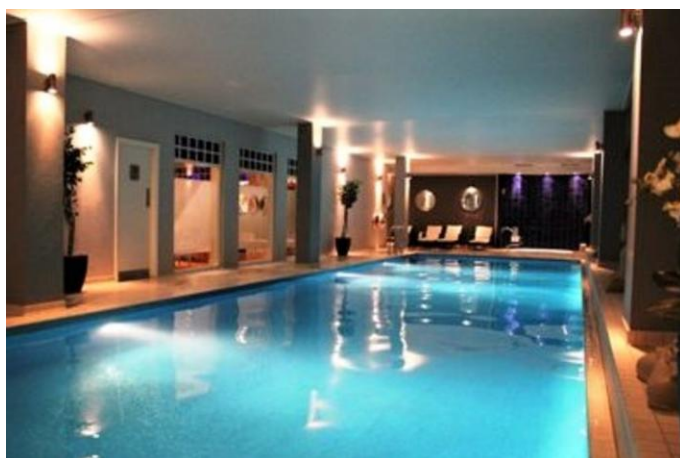
##### **Tenancy Conditions:**

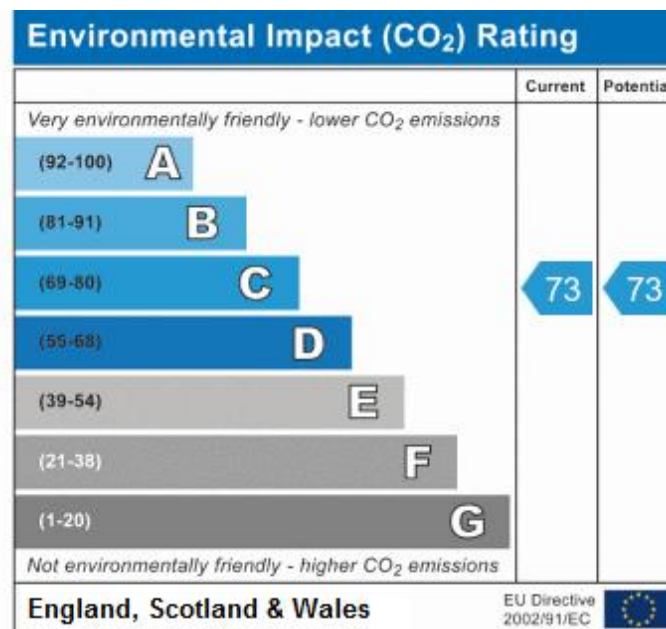
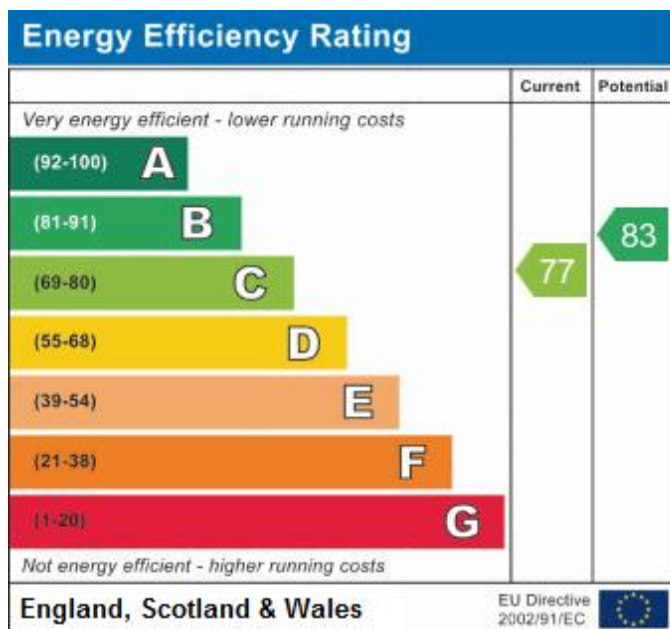
Maximum of two persons are permitted to reside at  
this property.

Pets are Not permitted.

Tenants Must be employed.

Minimum gross annual salary must be £44,850 as a  
mandatory requirement to pass referencing on this  
property, which can either be a single income or  
joint income for joint tenancies.





Initial Move In Costs Are:

Rent in Advance is £1,495.

Security Deposit is £1,725 (Registered with TDS).

Referencing Documents Requirements:

Original Passports.

Original Visa Documents or Biometric Cards for non EU tenants.

A Utility Bill dated within the last 3 months.

Last 6 months bank statements.

Last 6 months payslips.

Complete our referencing application form.

Benson & Partners Ltd have Client Money Protection and are members of the following schemes:

ARLA - Propertymark

The Property Ombudsman

TDS - Tenancy Deposit Scheme

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.