



**97 Arc House
Tower Bridge, London SE1 3GP
£525 Per Week**

A modern One Bedroom apartment with tranquil courtyard views and private balcony.

Situated in the ever popular Arc development, this beautiful apartment has an open plan reception room with rare balcony space, ideal to laze upon during warm summer evenings.

Centrally located in the heart of the fashionable and buzzing London Bridge Quarter, the development is only a short walking distance to Tower Bridge, chic bars, and gastro pubs. Residents have excellent transport links via the River Taxi, and wonderful bus and over ground train network, and both London Bridge and Tower Hill Underground Stations offering a plethora of transport opportunities.







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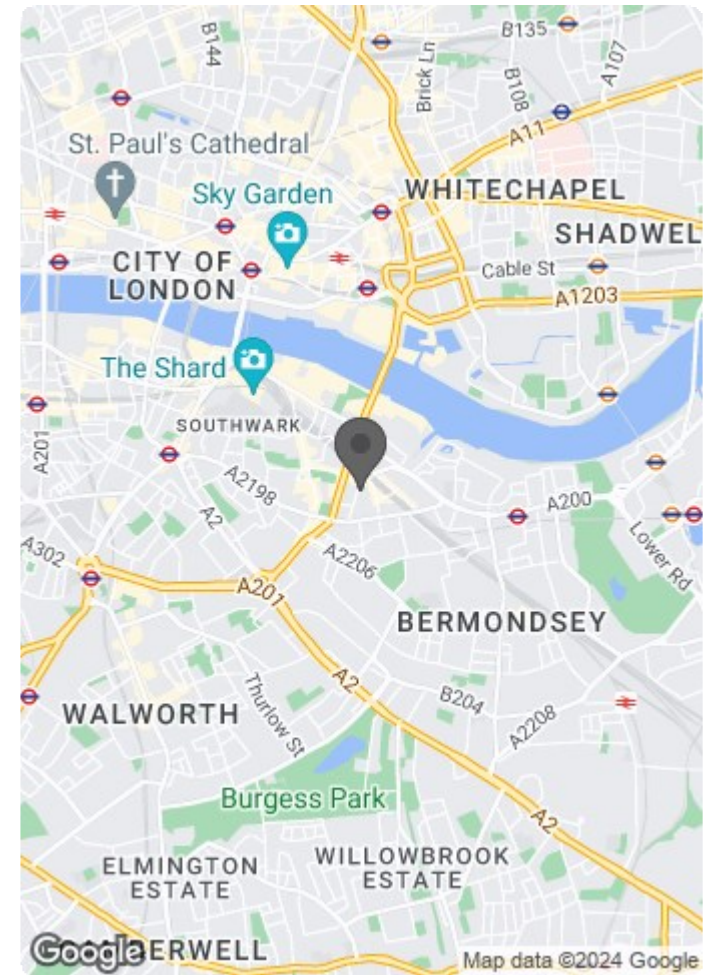
ARC HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 523 SQ FT - 48.59 SQ M



FOURTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | 96 | 96 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |