



Mariano  
Real Estate

**154 Arc House  
London, SE1 3GP  
£4,500 Per Month**

A modern, Triple aspect, 3 Double Bedroom Duplex Apartment with spectacular and far reaching views towards Tower Bridge, the City, The London Eye, and Canary Wharf views from a second private and south facing terrace. This beautiful apartment boasts 777 sq ft of terrace and balcony space which are ideal for entertaining.

This unique apartment is situated on the 8th & 9th floors boasting a spacious reception room with balcony, open plan kitchen, utility room, Guest WC, and ample storage room for coats on the 8th floor, separating the bedroom areas located on the 9th floor.

This unique internally 1273 sq ft residence has wonderful triple aspect views being an end of terrace home, and has the largest overall outside space within the entire scheme.

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

The property is offered unfurnished.



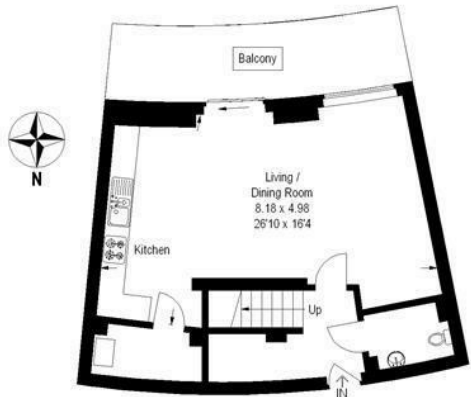




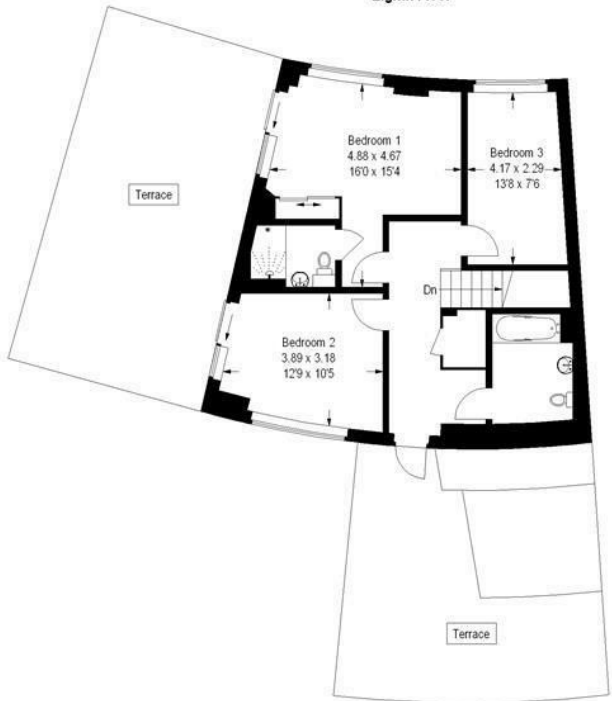


The Arc Flat 154

Approximate Gross Internal Area  
118.3 sq m / 1273 sq ft

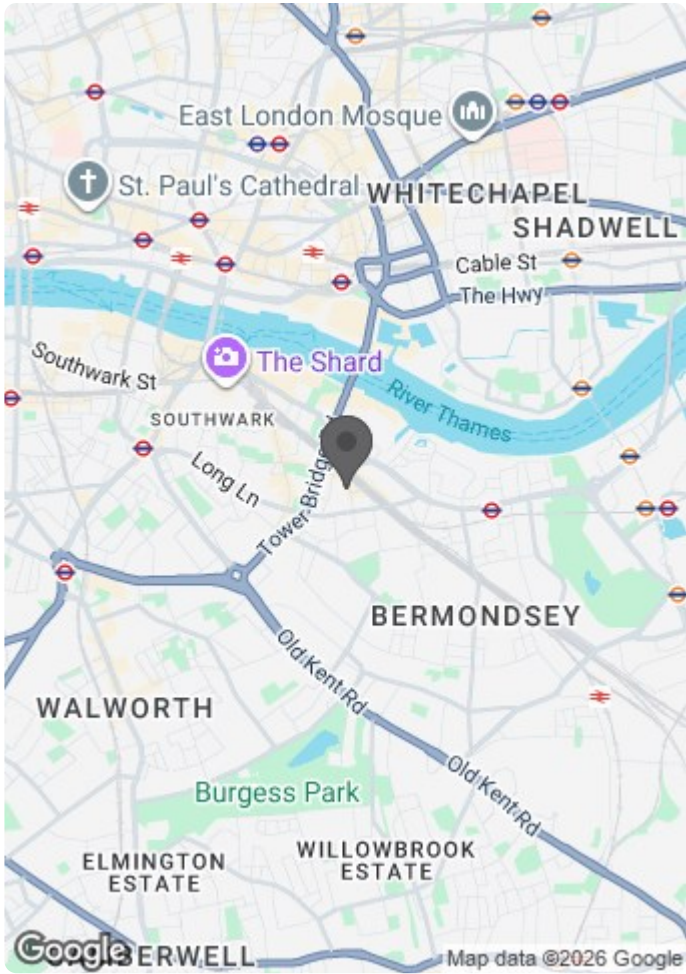


Eighth Floor



Ninth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID236272)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     | 95                      | 95        |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |