



Tanners Yard • 239 Long Lane • SE1

DANIEL COBB



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A spacious two double bedroom apartment with a bright interior on the third floor of this iconic former tannery, situated a few minutes walk from the fashionable Bermondsey Street with its eclectic mix of boutiques, pubs, bars and restaurants.

A spacious two double bedroom apartment of almost 1,000 square feet on the third floor of this former home and tannery of Barrow, Hepburn and Gale, the leather goods company, internationally known as the manufacturer of the iconic red Despatch Boxes. The apartment is an excellent example of a warehouse conversion with an abundance of period features such as exposed brick walls, ceiling beams and wood flooring. The generous living space is flooded with natural light from an almost entire wall of wide industrial windows enjoying south facing roof top views. The adjacent kitchen is well fitted and equipped.

Both bedrooms are at the rear of the apartment quietly situated overlooking the courtyard and with views of The Shard. Residents of Tanner's Yard enjoy the use of a bike store, concierge and an underground garage, with own separate entrance directly onto Bermondsey Street.

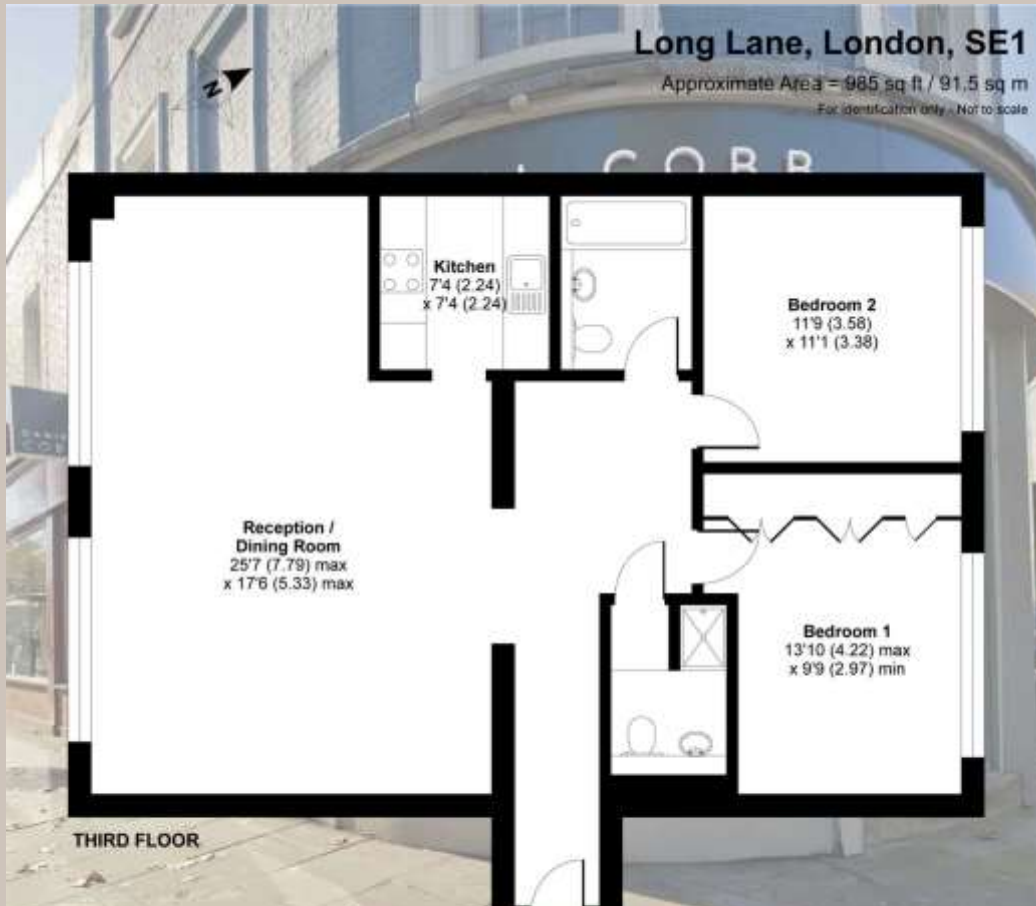
Tanners Yard is ideally located in the heart of this vibrant area with Borough Market, London Bridge and The Shard all on the doorstep. Bermondsey Street with its eclectic mix of boutiques, gastro pubs, bars and numerous restaurants is only a short walk and the open space of Tanner Street Park includes tennis courts.

The City is accessible by walking over either London Bridge or Tower Bridge. London Bridge station is around five minutes' walk for Northern and Jubilee underground lines and National Rail services nationwide There is also a River Bus service available from London Bridge City Pier. The city is a fifteen-minute walk across London Bridge.

Lease: Share of Freehold (101) years remaining.

Service Charge: £4,576 per annum





Long Lane, London, SE1

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale

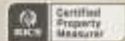
Reception / Dining Room
25'7 (7.79) max
x 17'6 (5.33) max

Kitchen
7'4 (2.24)
x 7'4 (2.24)

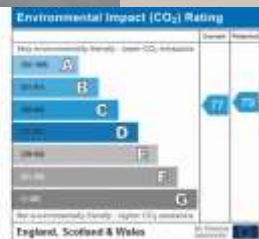
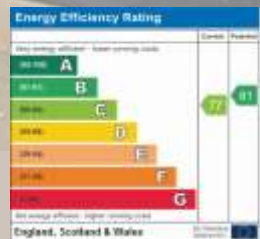
Bedroom 2
11'9 (3.58)
x 11'1 (3.38)

Bedroom 1
13'10 (4.22) max
x 9'9 (2.97) min

THIRD FLOOR



Plan was produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Ratification - November 2022. Produced for Daniel Cobb - 020 7357 0026



Whilst every attempt is made to ensure the accuracy of the measurements of the approximate and no omission or misrepresentation practice prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Mark Andrews

020 7357 0026

londonbridge@danielcobb.co.uk



@DanielCobbLDN



danielcobbldn



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