

**LAURENT**  
RESIDENTIAL



**THE JAM FACTORY**  
LONDON, SE1 4TX

**£899,950**

## THE JAM FACTORY

- Two double bedrooms • Two bathrooms • Open plan kitchen/reception • Balcony • Private parking space • Communal gardens • 24 hour concierge • Iconic listed building • Fantastic location • No onward chain



Originally the home of Sir William Hartley's, Hartley jam and preserves production, The Jam Factory is a landmark industrial conversion that has been transformed into a modern social hub set in a thriving location. Finished to the highest of modern standards whilst reinvigorating and emphasising the charm of the original architecture.

Set on the second floor of this outstanding building with a large south facing balcony and stretching to nearly 1200sqft this could be a buyers principle residence, pied-à-terre or investment. The accommodation is adaptable and consists of two double bedrooms, two bathrooms, a spacious open plan dual aspect kitchen/reception that leads to the balcony through triple doors. There is plenty of storage for all manner of things that modern life requires, as well as somewhere for the bike within the block and a dedicated private parking space. All set securely behind the original 1901 gates and monitored by 24 hour concierge service alongside peaceful landscaped gardens.

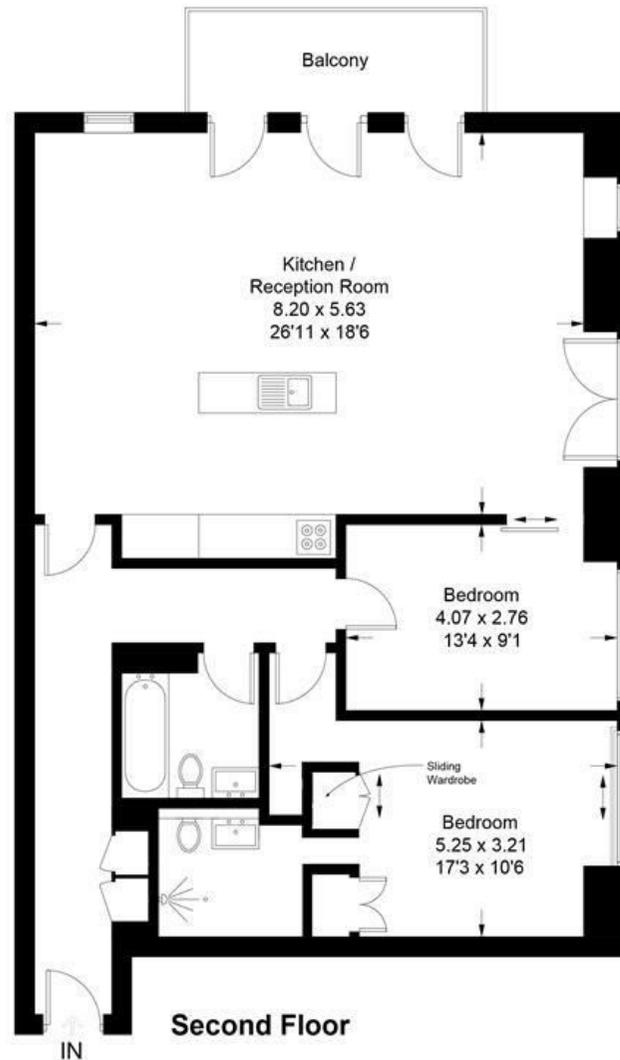
Ideally located for access to the City and Canary Wharf and close to numerous excellent local amenities including the world-famous Borough Market, Bermondsey Street and the iconic River Thames. Set between London Bridge, Elephant and Castle and Bermondsey tube stations with a range of boutique cafes, restaurants and bars close by.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

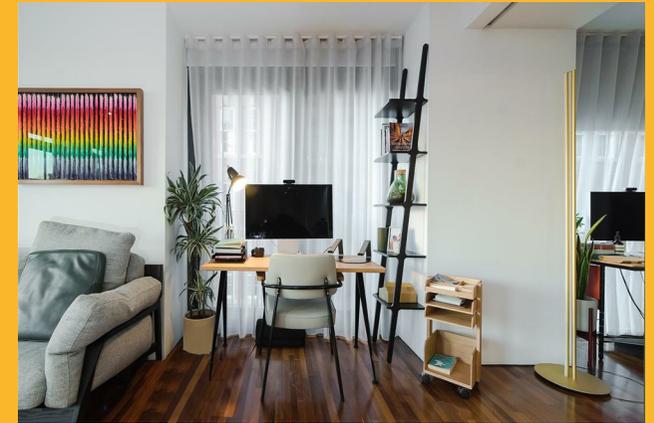
Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

# The Jam Factory, London, SE1

Approximate Gross Internal Area = 111 sq m / 1195 sq ft



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### ADDITIONAL INFORMATION

Local Authority – Southwark

Council Tax – Band F

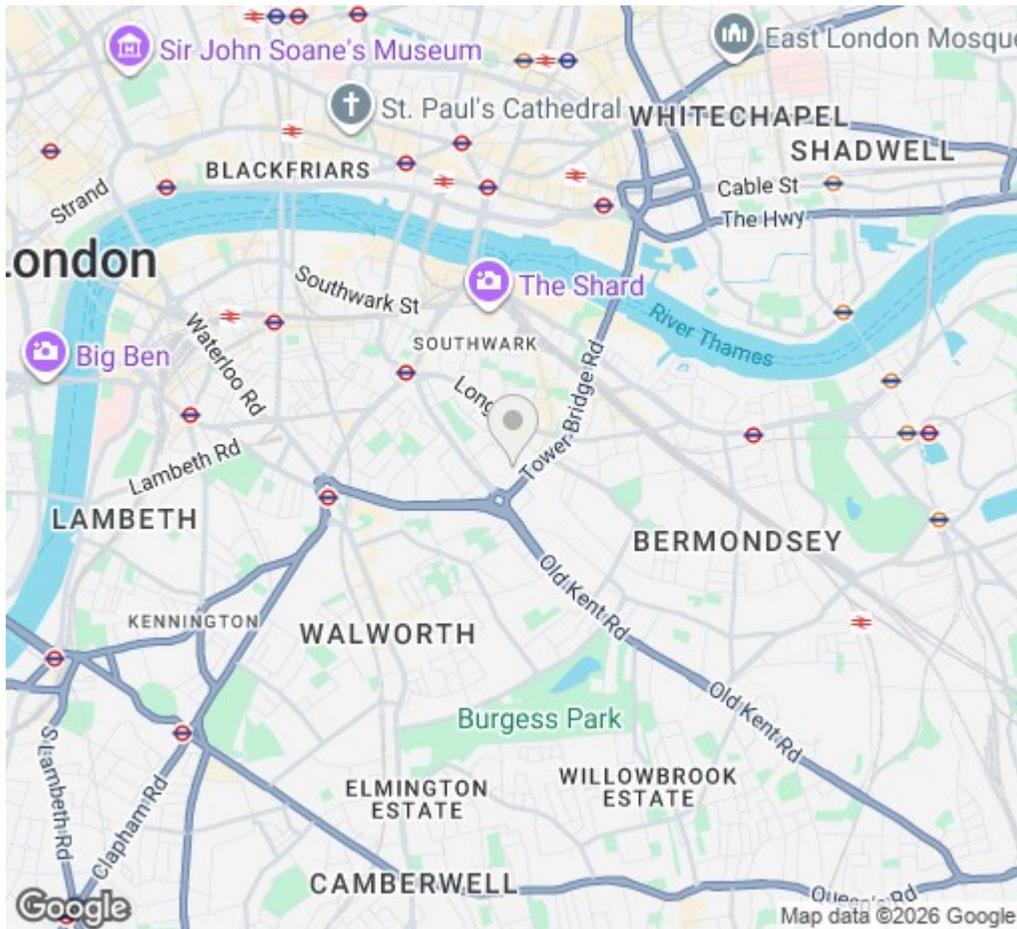
Viewings – By Appointment Only

Floor Area – 1195.00 sq ft

Tenure – Share of Freehold

No Air BnBs





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>84</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements