



Anchor Brewhouse, 50 Shad Thames
London, SE1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Arguably the Best Tower & Thames Views in SE1. EPC: C

Hamptons International

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Two Bedrooms | Three Bathrooms | Large Open Plan Reception | Incredible Views of Tower Bridge and The Thames | Porter | Secure Parking | Lift | 3rd & 4th Floor

Asking Price £1,950,000 Leasehold

Description

Perfectly positioned on the third and fourth floors of this historic warehouse, this apartment is ideally situated to provide the ideal view of both Tower Bridge, while being low enough in the block to have a perfect water view. With two beds, three bathrooms and a large open plan reception.

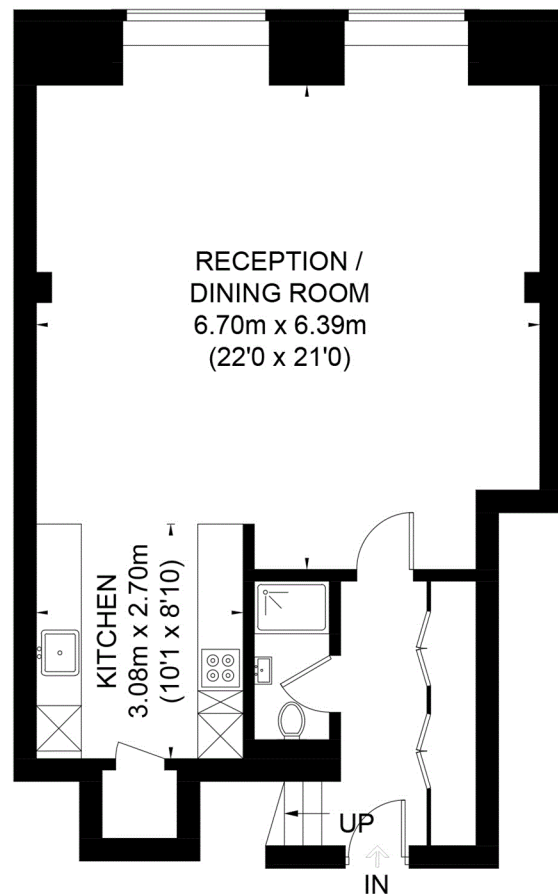
The building is amply served by a 24-7 concierge, lift and secure parking and the apartment benefits from a small balcony to the rear.

Location

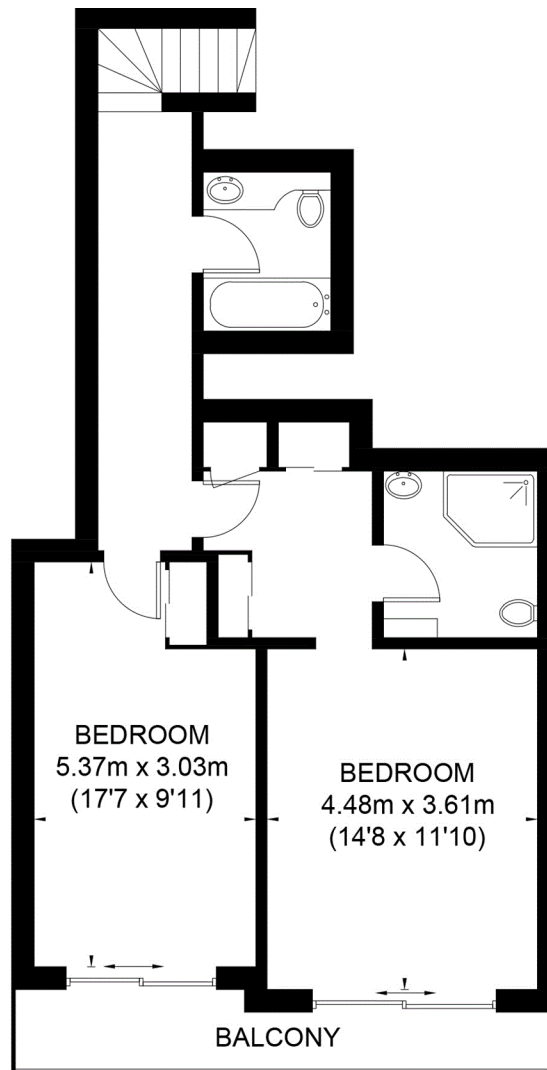
Shad Thames is a desirable location along the banks of the River Thames, steeped in history and enchanting character. A variety of bars and restaurants are within walking distance, as is the popular Design Museum. The area is very accessible and whilst many residents walk across Tower Bridge into the City, there are also good transport links via London Bridge main line train station and underground (Jubilee and Northern line) and Tower Hill (District & Circle lines) - an additional transport option is the River Taxi at St Katharine Docks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	71	83
England, Scotland & Wales	EU Directive 2002/91/EC	



THIRD FLOOR



FOURTH FLOOR

SHAD THAMES



APPROXIMATE GROSS INTERNAL AREA
 FIRST FLOOR = 684 SQ. FT. (63.6 SQ. M.)
 SECOND FLOOR = 622 SQ. FT. (57.8 SQ. M.)
 TOTAL = 1306 SQ. FT. (121.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 170179)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

