



America House, 14 Keppel Row  
London, SE1



*Beyond your expectations*

# Three Bedroom 6th Floor Duplex Penthouse EPC:C

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Three Double Bedrooms and Baths | Open Plan Reception | 1921 sq ft | Two Large Balconies | Wooden Floors in Living Spaces | Underfloor Heating in Bathrooms | Balconies | Panoramic London views | Individual Air Con Room by Room

**Asking Price £1,499,995 Leasehold**

## Description

Presented in immaculate condition and featuring wooden floors and individually controlled air con through all living spaces as well as underfloor heating in bathrooms, this 1,921 sq ft penthouse duplex provides an open plan reception, balconies and three large double beds and baths, lift and parking

## Location

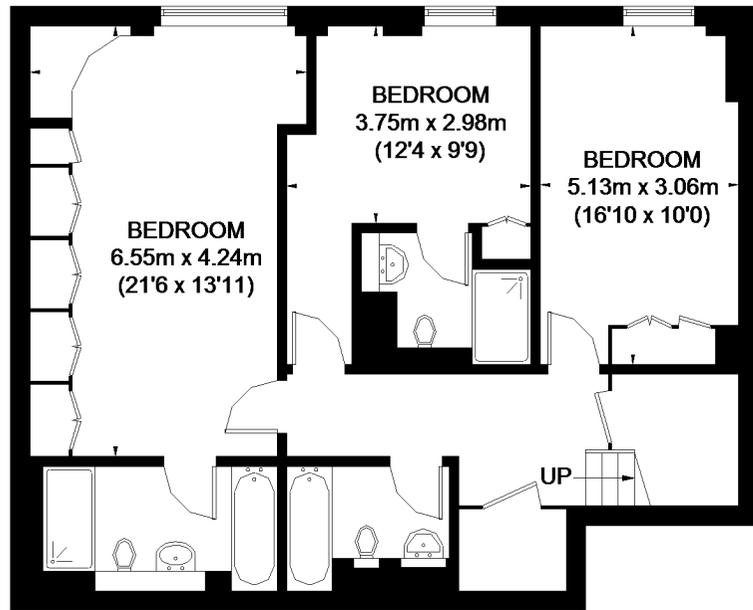
Borough is a hive of activity with many attractions on the doorstep, including the renowned and award winning Borough Market, London's oldest food market which attracts both locals and tourists. Further highlights of the area are Tate Modern, housed in the Bankside Power station, Southwark Cathedral, and Globe Theatre. The Golden Hinde and Clink Prison are a fascinating step back in time, and Vinopolis provides a cultural insight into wine! For those not walking over a bridge into the City, transport options include London Bridge main line station and Jubilee & Northern Lines tube lines (3 stops Canary Wharf), and the boat services at Bankside & London Bridge.

## Additional Information

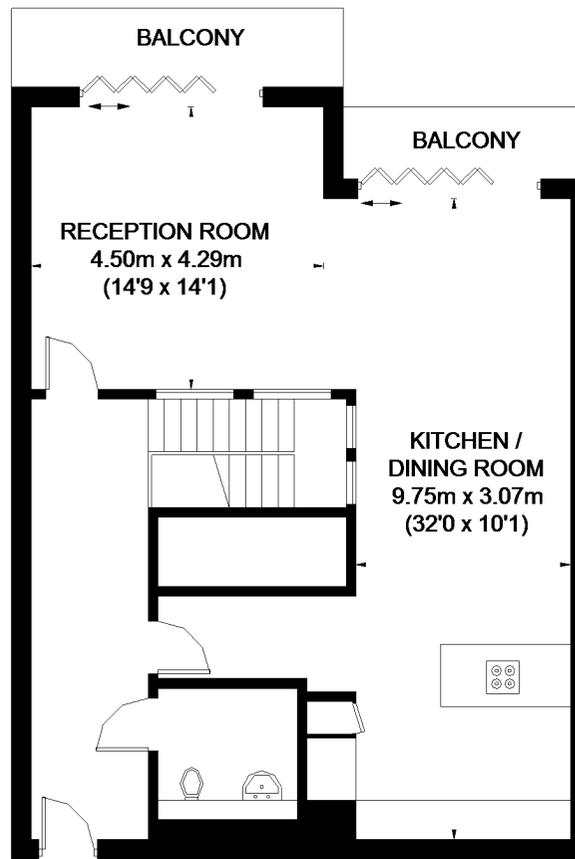
Leasehold: Since 2005 for 125 years



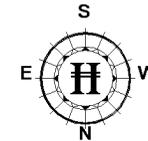
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**FIFTH FLOOR**



**SIXTH FLOOR**



## KEPPEL ROW

APPROXIMATE GROSS INTERNAL AREA  
 FIFTH FLOOR = 972 SQ. FT. (90.3 SQ. M.)  
 SIXTH FLOOR = 949 SQ. FT. (88.2 SQ. M.)  
 TOTAL = 1921 SQ. FT. (178.5 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 (ID275599)

**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.

