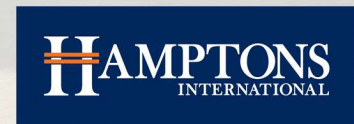




Cinnamon Wharf, 24 Shad Thames

London, SE1



Beyond your expectations

Two Bed First Floor with Balcony onto the Dock & Thames - EPC: C

Hamptons International

41 Shad Thames, Tower Bridge, London, SE1 2NJ
Sales. 020 7407 3173
towerbridge@hamptons-int.com

www.hamptons.co.uk

Two Double bedrooms | 898 Sq Ft | Long Balcony | Open Plan Reception | Bathroom | Lift | Concierge | Secure Allocated Parking | Views of Dock and Thames from Every Room

Asking Price £999,950 Share of Freehold

Description

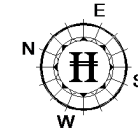
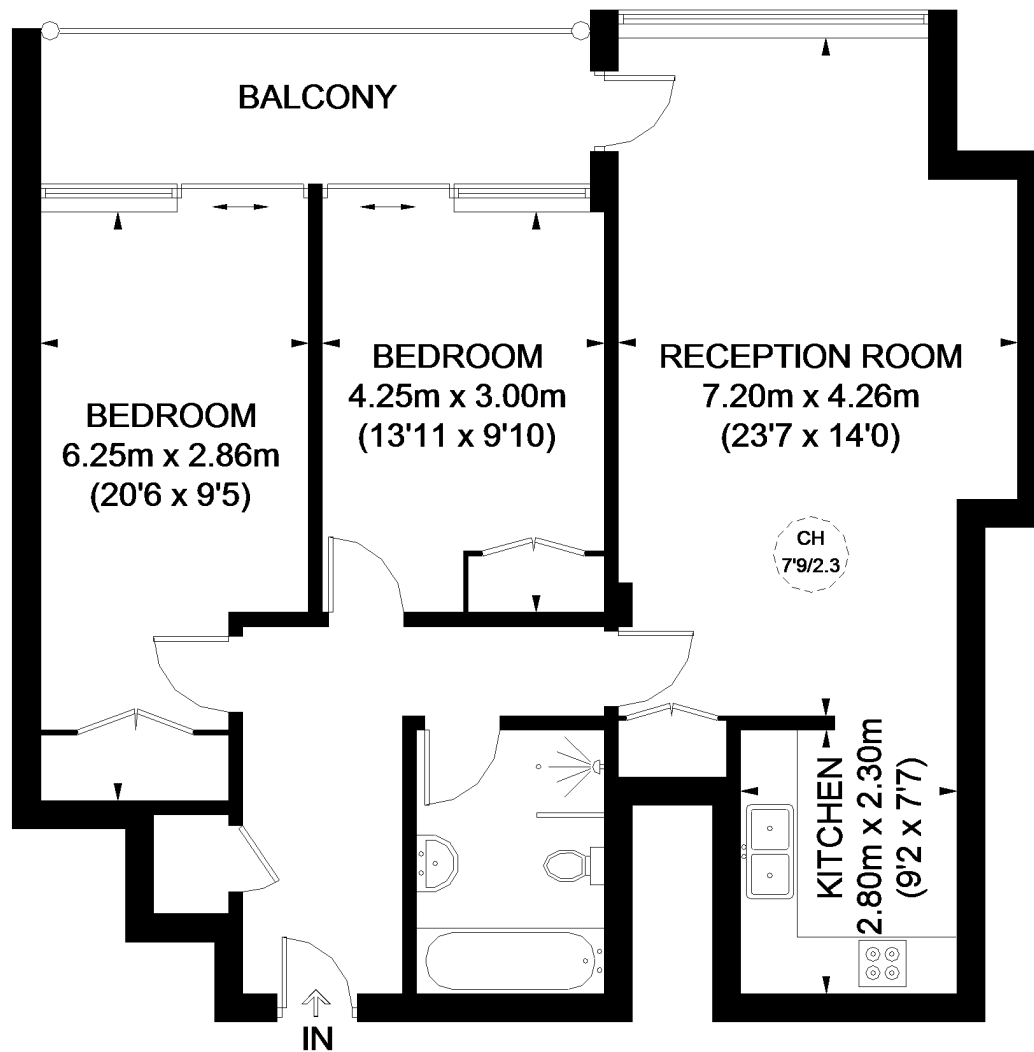
Superbly situated within this popular Warehouse Conversion. This Apartment has stunning views of the Dock, Thames and Canary Wharf from every room. Providing two double bedrooms, one bathroom a long open plan reception as well as lift, 24-7 concierge & secure allocated parking.

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	73	77
(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	



CINNAMON WHARF

APPROXIMATE GROSS INTERNAL AREA
898 SQ. FT. (83.4 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 (ID278788)



FIRST FLOOR

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.

