



Maltby Street, London, SE1

Asking Price: £618,000

Benham
& Reeves

Maltby Street, London, SE1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This unique seventh floor apartment in Arc House offers an exceptional living experience in the heart of the fashionable London Bridge Quarter.

The open-plan reception area features large floor-to-ceiling windows that lead to a private balcony and an additional spacious terrace, creating a bright and airy space. The modern kitchen with its sleek white units, comes fully equipped with integrated appliances. The spacious bedroom includes a fitted wardrobe, while the bathroom boasts elegant smoke grey tiles, a large vanity mirror, and chrome fixtures. Additional features include wood flooring in the reception area and cozy carpeting in the bedroom.

Located on Maltby Street, Arc House places you in the midst of the vibrant London Bridge Quarter, with historic riverside walkways, chic bars, and gastro pubs close to Tower Bridge. Shad Thames is also nearby, offering a variety of renowned restaurants, bars, and cafes for dining and entertainment.

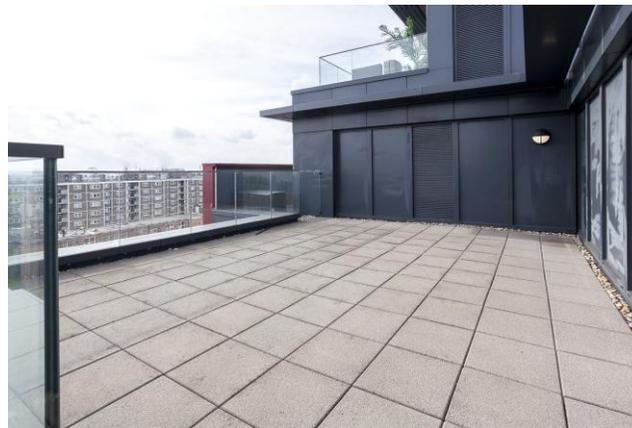
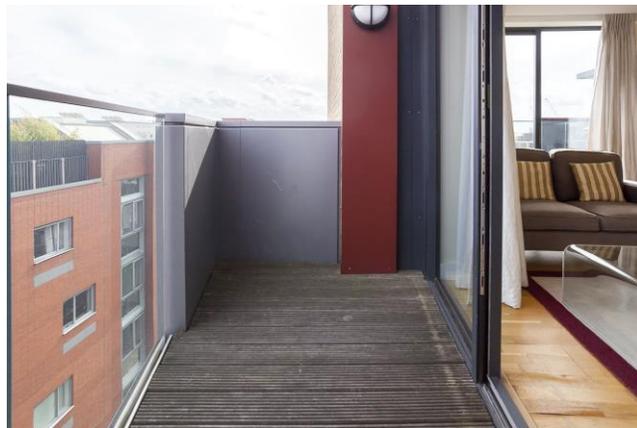
The location is ideally situated close to Bermondsey Underground Station (Jubilee Line) and London Bridge Underground and National Rail Station, ensuring excellent transport links.



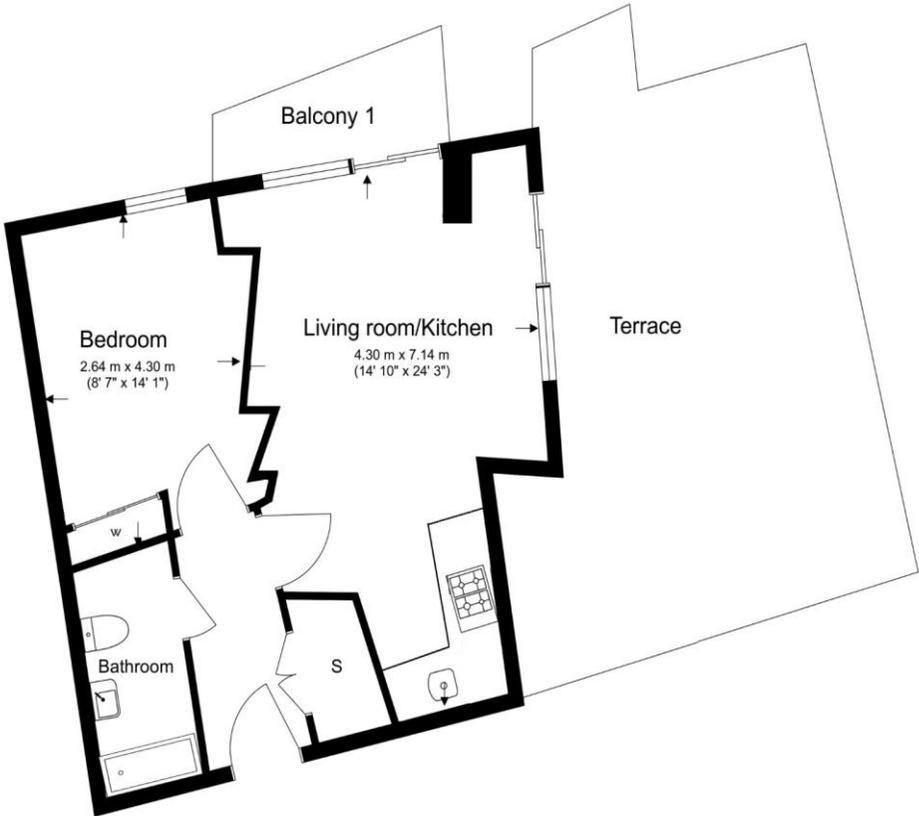


Property Features:

- 1 Bedroom
- 1 Bathroom
- 7th Floor
- 485 Square Feet (Approx.)
- Balcony
- Large Terrace
- Concierge
- Swimming Pool
- Gymnasium
- Bermondsey Underground Station (Jubilee Line, Zone 2)



7th Floor
 Total Gross Internal Area
 45.0 Sq/m - 485 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (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 | |

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £618,000 |
| Tenure: | Leasehold Expires 31/03/2265 Approximately 240 Years Remaining |
| Ground Rent: | £250.00 (per annum) |
| Service Charge: | £4,799.52 (per annum) |
| Anticipated Rent: | £2,200.00 pcm Approx. 4.3% Yield |

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230103

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W: www.benhams.com

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Singapore | South Africa | Turkey

