



Shad Thames, Bermondsey, SE1

Asking Price: £1,350,000

Benham
& Reeves

Shad Thames, Bermondsey, SE1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

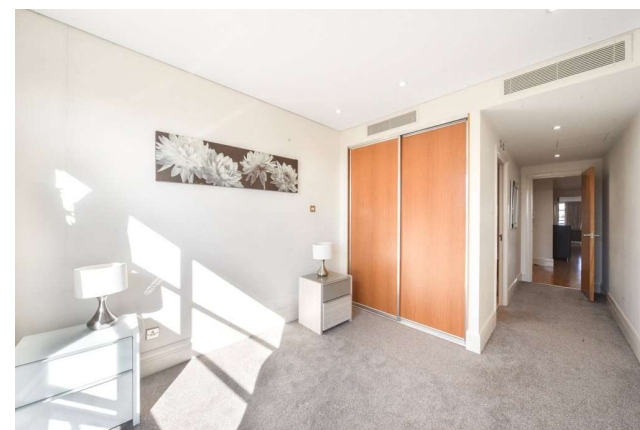
Superbly positioned with breathtaking views is this two bedroom riverfront apartment located on the 7th floor of Spice Quay Heights.

Internally, the large bedroom and huge reception room both have floor-to-ceiling double glazed Crittall-style windows that look onto the private balcony. The balcony spans the entire width of the apartment and has wonderful views up and down the river Thames, taking in both sunrise and sunset, and also some of London's most iconic landmarks.

The living space is air-conditioned and flooded with natural light from the windows. White walls are off-set by the cherry wood doors and flooring that is a feature of Spice Quay Heights. There is also a large bathroom and a guest W/C in addition to an ensuite and walk in wardrobe within the principal bedroom.

Spice Quay has a 5 star hotel feel with its 24-hour concierge based in the stunning lobby area. The building is excellently maintained and residents have access to the fully-equipped gymnasium and swimming pool which is just across the road in Cayenne Court. A secure, allocated parking space in the modern garage underneath the building is provided with this apartment.

The location is excellently served by transport connections with London Bridge mainline station and the tube station, with both Northern and Jubilee Line services, within easy walking distance.



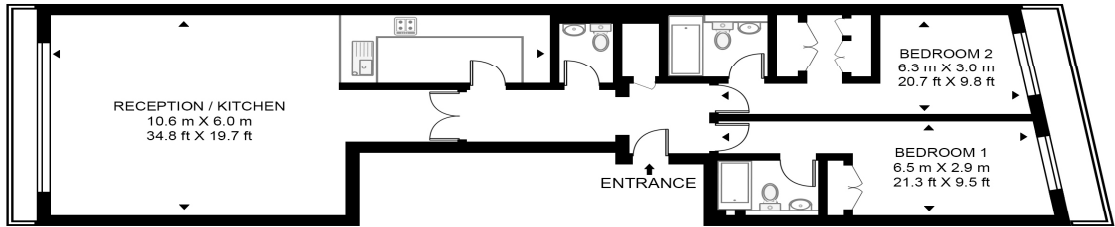


Property Features:

- 2 Bedrooms
- 3 Bathrooms
- 7th Floor
- Large Balcony
- Underground Parking Space
- Stunning Views of Tower Bridge
- Stunning Views of the River Thames
- 24 Hour Concierge
- Penthouse



SPICE QUAY HEIGHTS, SHAD THAMES
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1171 SQ.FT (108.7 SQ.M)



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£1,350,000
Tenure:	Leasehold Expires 28/09/2996 Approximately 971 Years Remaining
Ground Rent:	£250.00 (per annum) for the year 2024
Service Charge:	£11,209.88 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 3.6% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: KEW240091

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

