



# Shad Thames, Bermondsey, SE1

Asking Price: £1,400,000

Benham  
& Reeves

# Shad Thames, Bermondsey, SE1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

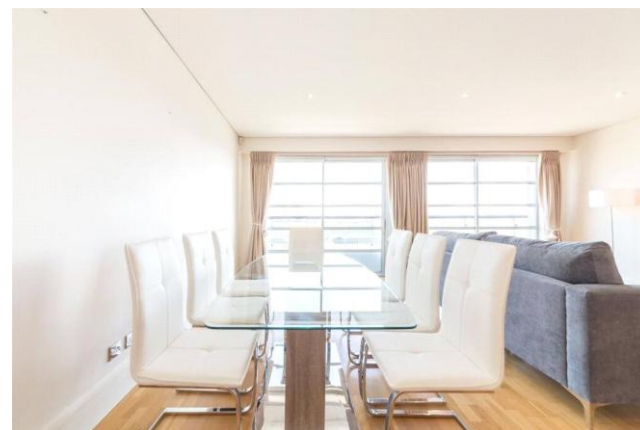
This two-bedroom riverfront apartment located on the 7th floor of Spice Quay Heights is truly one of the best apartments.

Internally, the large bedroom and huge reception room both have floor-to-ceiling double glazed Crittall-style windows that look onto your private balcony. This balcony spans the entire width of the apartment and from here, being on the sixth floor, you have nothing but sky above you and wonderful views up and down the river Thames, taking in both sunrise and sunset, and also some of London's most historic 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 not only a full, large bathroom and a guest W/C there is also an ensuite and walk in wardrobe within the master 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 gym and swimming pool 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.

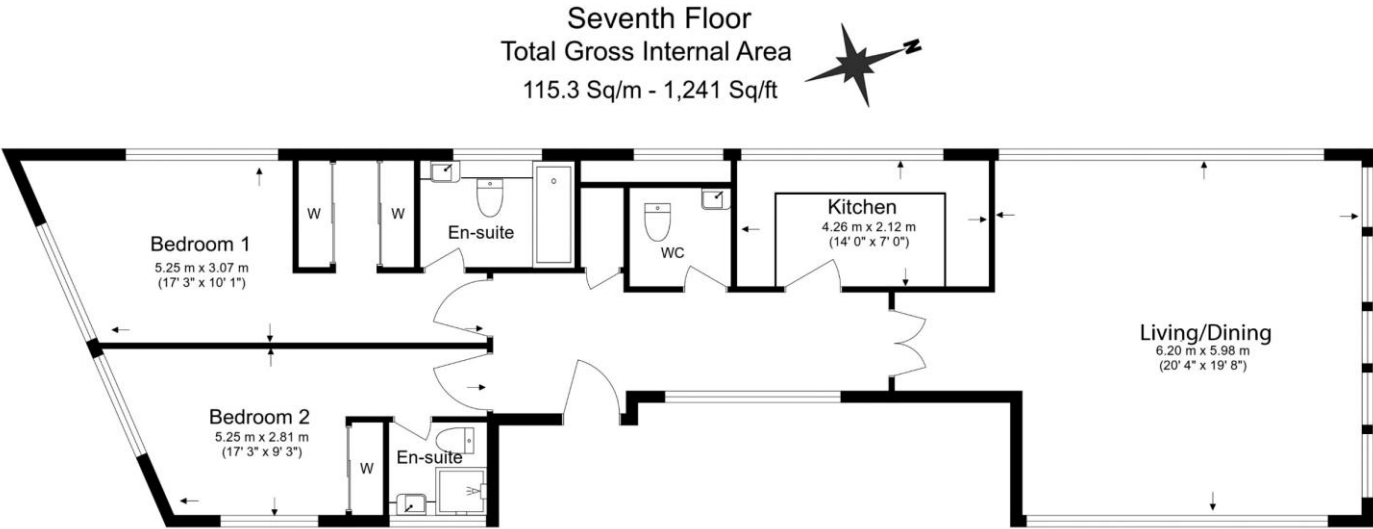




## Property Features:

- 2 Bedrooms
- 3 Bathrooms
- Large Balcony
- Underground Parking Space
- Stunning Views of Tower Bridge
- 24 Hour Concierge
- Penthouse





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



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.

## Terms & Conditions:

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

Asking Price:	£1,400,000
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. 3.4% Yield

## Viewings:

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

Our reference: KEW240091

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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