

Tea Trade Wharf SE1
O.I.E.O £595,000 Leasehold

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A must see one bedroom apartment located in one of Shad Thames most prestigious warehouse conversions.

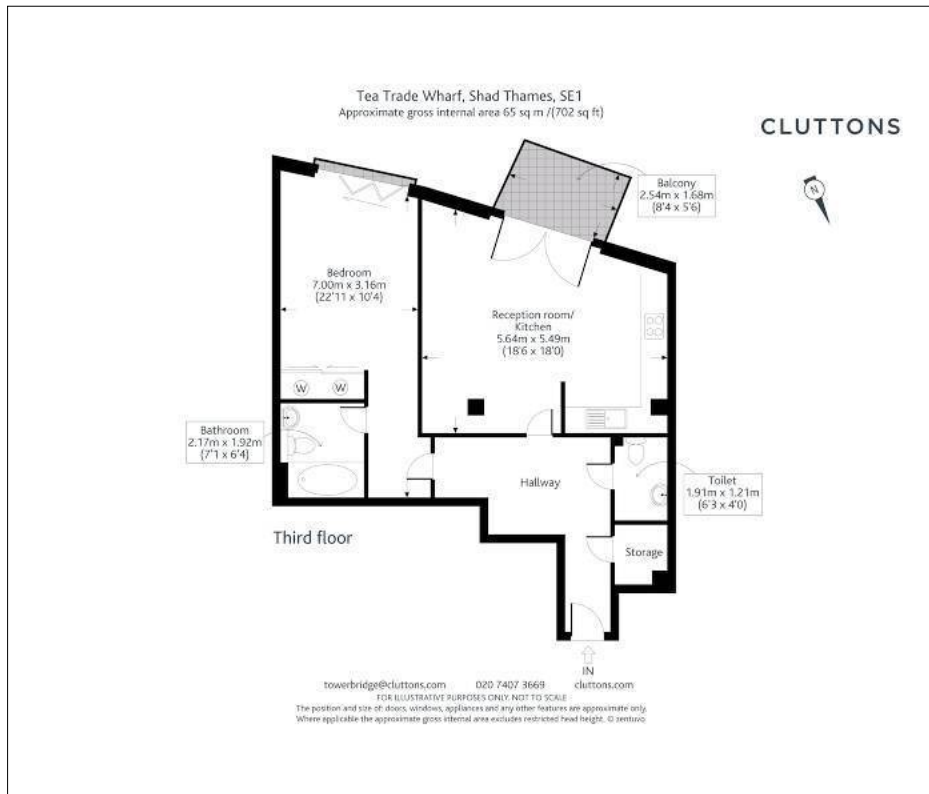
Tea Trade Wharf is located along the banks of the river Thames close to the large variety of bars, restaurants and shops that the area has to offer.

The flat exceeds 700 sq. ft. and has a spacious reception room, with an open plan kitchen, and double doors heading out onto a good sized, south-facing balcony. The bedroom is a well-proportioned double, with fitted wardrobes and a Juliet balcony. There is a bathroom, separate guest WC and a large storage cupboard in the hallway.

Tea Trade Wharf has 24 hour concierge, secure parking, lift access, and access to a swimming pool, sauna and gymnasium. The development is located in the heart of Shad Thames,

close to all the bars and restaurants within the area. Tower Hill (District and Circle lines) and London Bridge (Northern and Jubilee lines and National Rail services) stations are both within easy access.

- Lease: 999 years from 1 January 2002
- Service charge: circa £6600 per annum (includes 24 hr concierge, parking, gym and swimming pool)
- Reserve fund contribution: circa £1300 per annum
- Ground rent: £200 per annum
- Council tax: Band G



Approximate gross internal area: 702 sq ft (65 sq m)
EPC rating: B | Ref: SLO200009



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