

The Triangle SE1
£675,000 share of freehold

CLUTTONS



Two double bedroom two bathroom apartment positioned on the fourth floor of this well-kept modern development in the heart of Shad Thames, with parking and two private balconies.

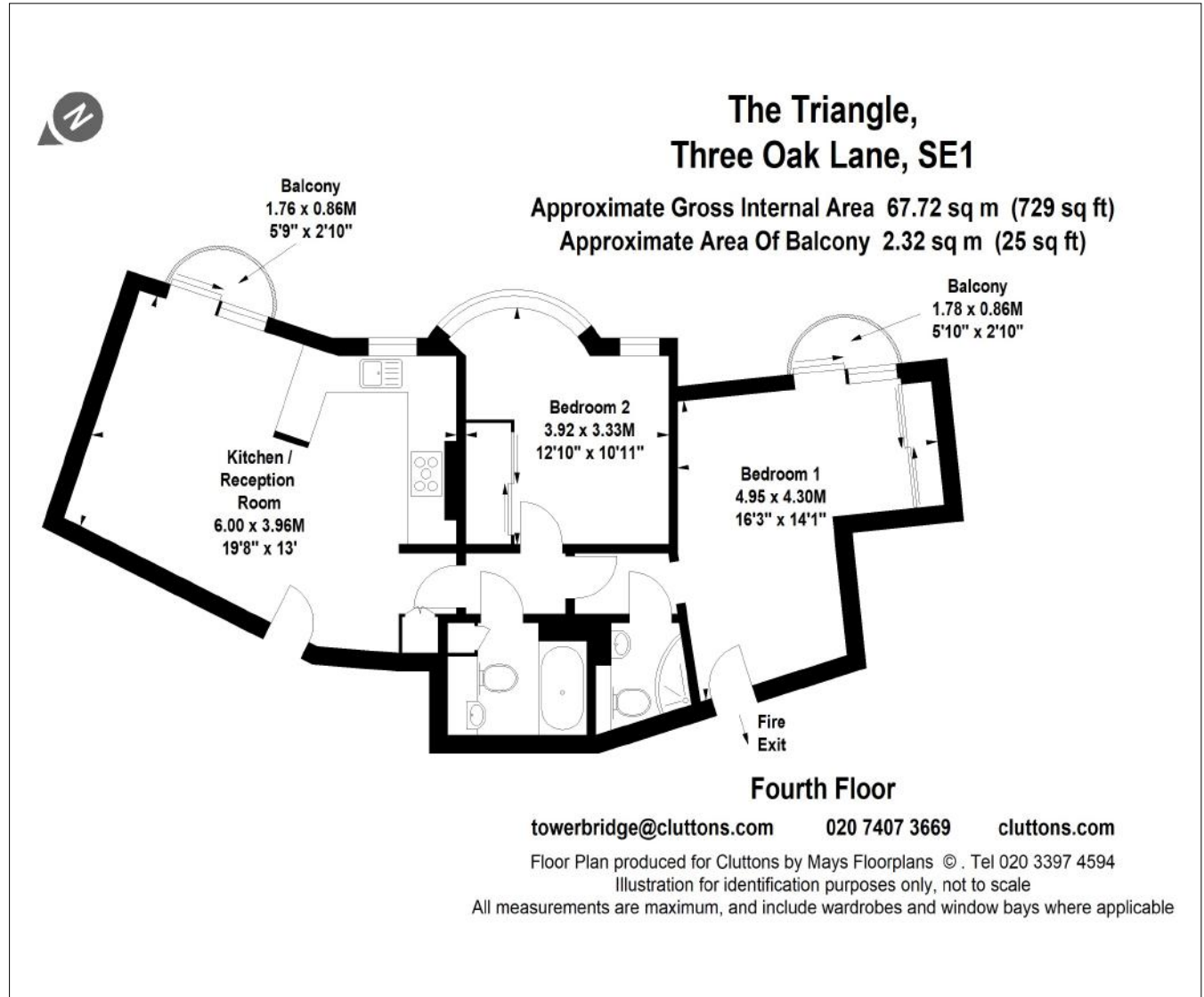
The property offers a bright and spacious open-plan reception room with an integrated kitchen, plenty of storage and direct access to a private south facing balcony. Both bedrooms are good sized doubles with built in storage. The principal bedroom benefiting from an en-suite shower room and private balcony. There is also a generous separate family bathroom. The apartment benefits from a large amount of light throughout and has a modern loft feel to it.

The Triangle is a popular purpose built block located on Three Oak Lane, close to all the bars and restaurants along the riverfront of Butlers Wharf. It benefits from secure underground parking and lift access.

The development is surrounded by destination neighbourhoods and world-class street markets. It is located moments away from the fashionable Bermondsey Street, and a short distance from Borough Market and Maltby street market. Bermondsey Street plays host to an array of amazing bars, cafés and restaurants whilst maintaining the laid back atmosphere of a residential urban village.

Tower Hill (District and Circle line), Bermondsey (Jubilee) and London Bridge (Northern, Jubilee and mainline services) stations are all close by.

- Lease: 999 years from 1 January 2000
- Service charge: Circa £1,690.09 half yearly (including parking) = circa £3,380 per annum
- Sinking fund contribution : £1,282.98 half yearly
- Ground rent: Share of freehold
- Council tax: Band E



Approximate gross internal area:
729 sq ft (67.7 sq m)
EPC rating: C | Ref: TOW210077



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