

## Spice Quay Heights SE1

£2,750,000 leasehold

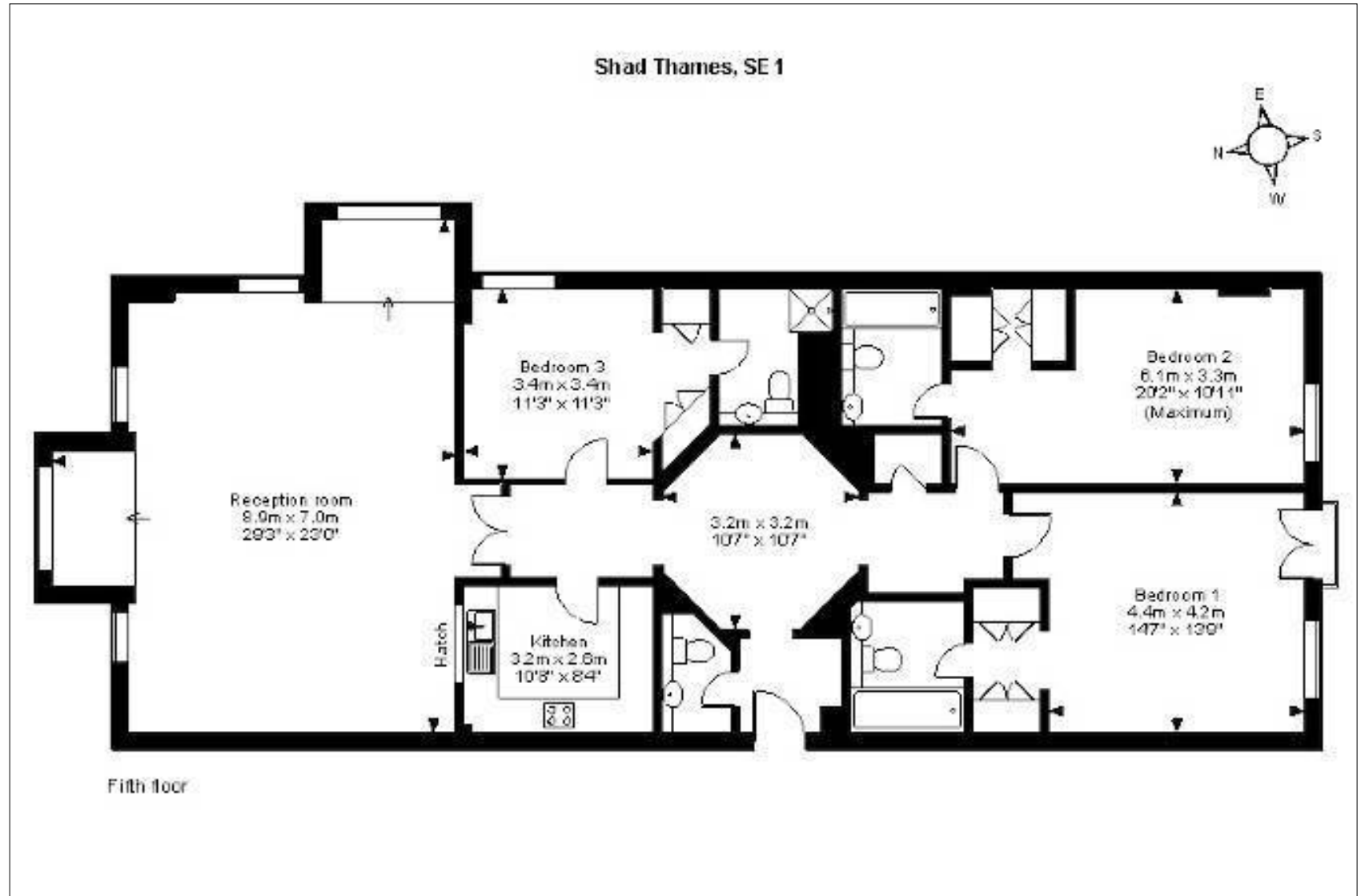
# CLUTTONS



**A unique three bedroom river fronted apartment offering spectacular views of the River Thames, Canary Wharf and Tower Bridge.**

Occupying a prime corner position in the building the property benefits from an abundance of natural light via floor to ceiling windows and double aspect.

The large reception room offers a spacious living area and fantastic river views. There is a fully integrated kitchen and spacious reception room offering fantastic river views. The kitchen is separate whilst benefiting from an opening to the reception. There are three en suite double bedrooms all beautifully presented with fitted storage.



Approximate gross internal area:  
1,734 sq ft (161.1 sq m)  
EPC rating: D | Ref: TOW220077



Further benefits include comfort cooling throughout the property, guest cloakroom and storage in the hallway.

Spice Quay Heights is located centrally in Shad Thames, benefiting from 24 hour concierge, secure underground parking and use of leisure facilities including gymnasium and swimming pool. Tower Hill and London Bridge stations are within close proximity, making for an easy commute to the City, Canary Wharf and the West End.









---

For further details contact

George Barker  
020 7407 3669  
george.barker@cluttons.com

Alex Chapalain  
020 7407 3669  
alex.chapalain@cluttons.com

**Cluttons**  
36 Horselydown Lane  
London  
SE1 2LN  
[cluttons.com](http://cluttons.com)

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.