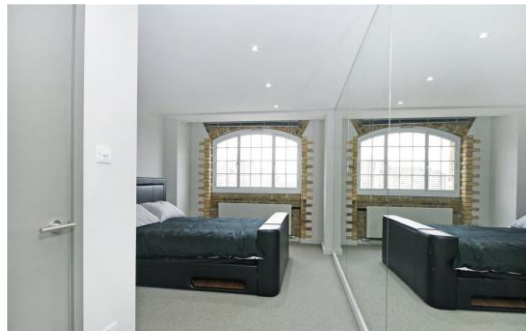




Butlers Wharf Building



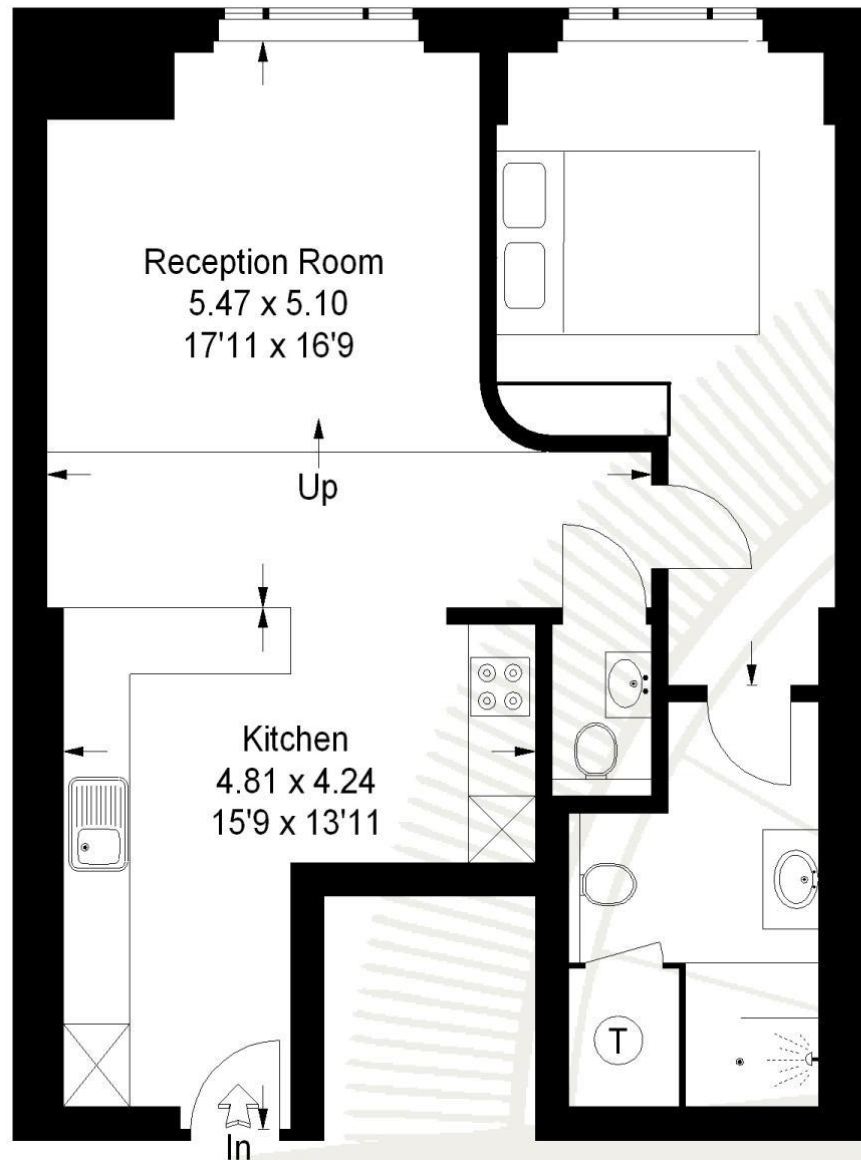


With a high specification, this one-bedroom apartment is located on the fifth-floor of the prestigious Butlers Wharf building and has magnificent views over the Thames, Tower Bridge and the City.

The property has a stylish, open plan living space with a fitted kitchen with integrated appliances, a raised lounge area in front of the original warehouse window to enhance the occupier's connection with the river. The double bedroom

opens to a large ensuite shower room while there is also a separate guest WC.

A number of popular gyms, cafes and restaurants are close by and the area provides convenient access to the City across Tower Bridge. London Bridge with Jubilee Line and mainline overground services is a short walk away along the riverside.



Butlers Wharf, SE1

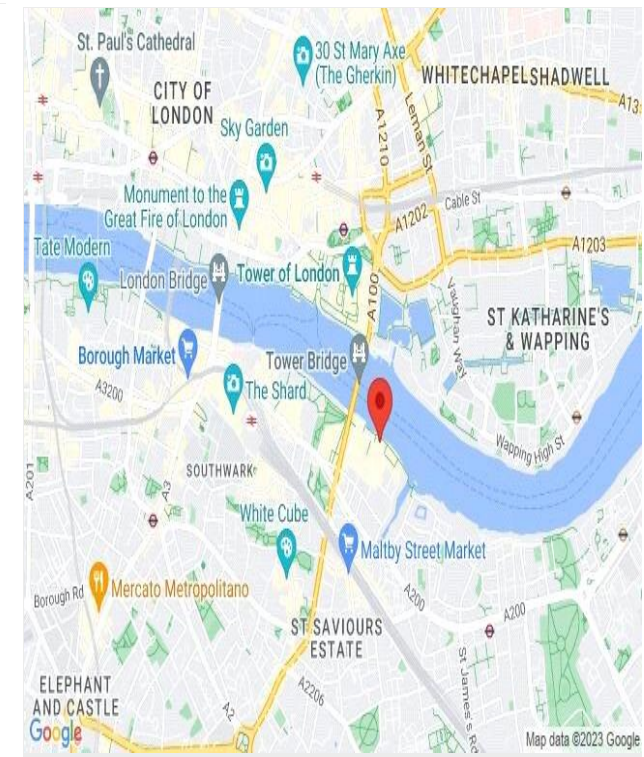
Approximate Gross Internal Area :-
60 sq m / 646 sq ft



Fifth Floor

FLOORPLANZ © 2012
0845 6344080 Ref 103201

This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.