



Anchor Brewhouse, SE1

Asking Price: £1,695,000 Share of Freehold

Anderson//Rose





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Share of Freehold

Service Charge: £10,07727 per annum

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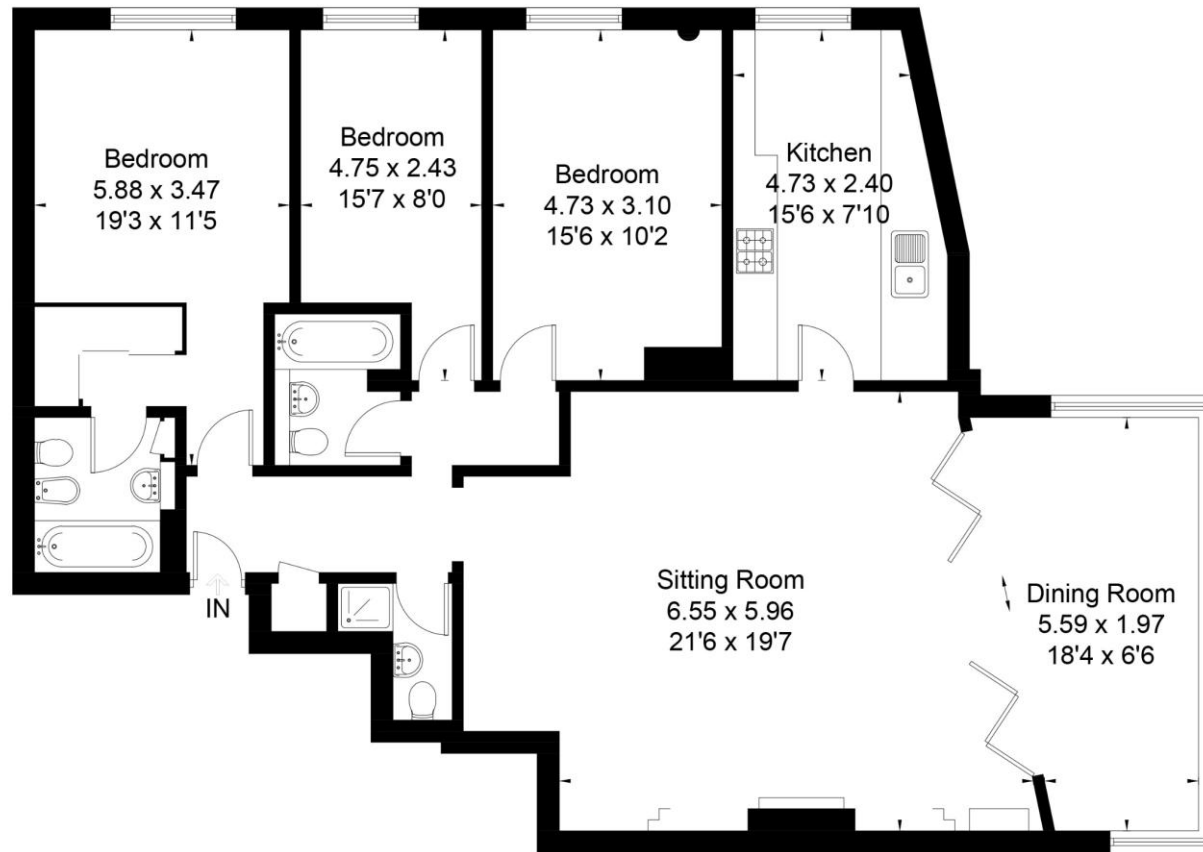
There are so many outstanding features to admire about this property. It is in Anchor Brewhouse, which is the closest residence to the world-famous Tower Bridge and is also one of the most recognised buildings on this stretch of the River Thames. Upon entry to the ground floor lobby, one is welcomed by the concierge, who has looked after the Brewhouse since before the Bee Gees were residents and is seated beside an impressive lagoon water feature.

Up to the fourth floor in the lift and into the apartment, the polished limestone floors and neutral tones confirm immediately that this is an exceptional London home. The internal living space

spans well over 1,400 sq. ft. providing three double bedrooms, three bathrooms and plentiful entertaining. In fact, this has to be one of the most impressive locations for a dinner party because the Thames, Tower Bridge and the City skyline create an absolutely stunning view from the riverside dining room. The large kitchen is well-equipped to cater for every function and, as is also the case with the bedrooms, is flooded with natural light from the south-facing windows. The dining room has an innovative design because in the warmer months it can be opened up to become a covered terrace.

The apartment is sold with no onward chain, with two secure car park spaces and a share of the freehold.

Approximate Area = 133.4 sq m / 1436 sq ft



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.