



Spice Quay Heights

Anderson//Rose

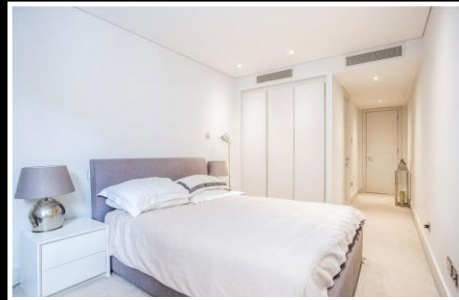




With one of the best positions on the river Thames which provides a view over the river and Tower Bridge, this is a truly stunning and luxurious living space, extensively upgraded from the standard specification. The interior spans in excess of 1,300 square feet and opens onto a waterside balcony which is big enough for a table and two chairs.

The bedroom suites face a quiet pedestrianised street and the master bedroom has a dressing area.

Spice Quay has smart common areas, a 24 hour concierge and use of the Cayenne Court gym and pool. The apartment is offered with one secure car park space.

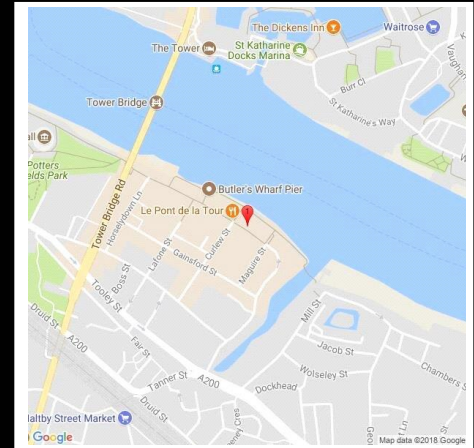


## SPICE QUAY HEIGHTS



APPROXIMATE GROSS INTERNAL AREA  
1322 SQ. FT. (122.8 SQ. M.)

This plan is for general guidance only. Not drawn to scale. Areas stated. Dimensions and floor openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and corners bearings before making any decisions about your plans. Please be advised that Hampshire International Ltd agents have not seen or measured any building regulations or planning permission in relation to works carried out to the property (0000204).



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	79	81

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.

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