



Tamarind Court, SE1
£795,000, To be advised

Anderson//Rose



Tamarind Court, SE1

This fourth floor flat is in pristine condition and is well-proportioned over 910 sqft. All principle rooms are of a fantastic size, facing a quiet courtyard with the kitchen finished in a beautiful contemporary style. Both bathrooms, also modernised, complete the accommodation.

Tamarind Court is a converted warehouse, ideally located in the middle of the Shad Thames neighbourhood with lift access, well-kept common areas and a designated car parking space included in the sale.

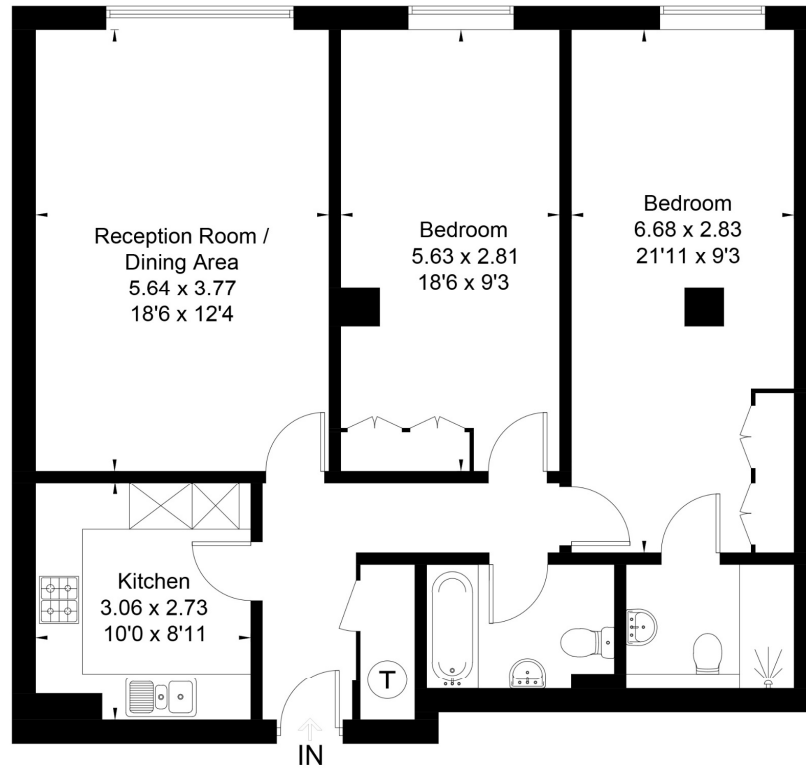
Along with a plethora of bars and restaurants the area provides convenient access to the City within approximately 1.5 miles while The West End and Canary Wharf can be accessed via the Jubilee Line from the revamped London Bridge tube station.

WATCH THE VIDEO!

OVER 900 SQ FT



Approximate Area = 84.7 sq m / 912 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 266759

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	73	
(55-68)	D		
(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.