



New Concordia Wharf, SE1
£1,450,000, Share of Freehold

Anderson//Rose



New Concordia Wharf, SE1

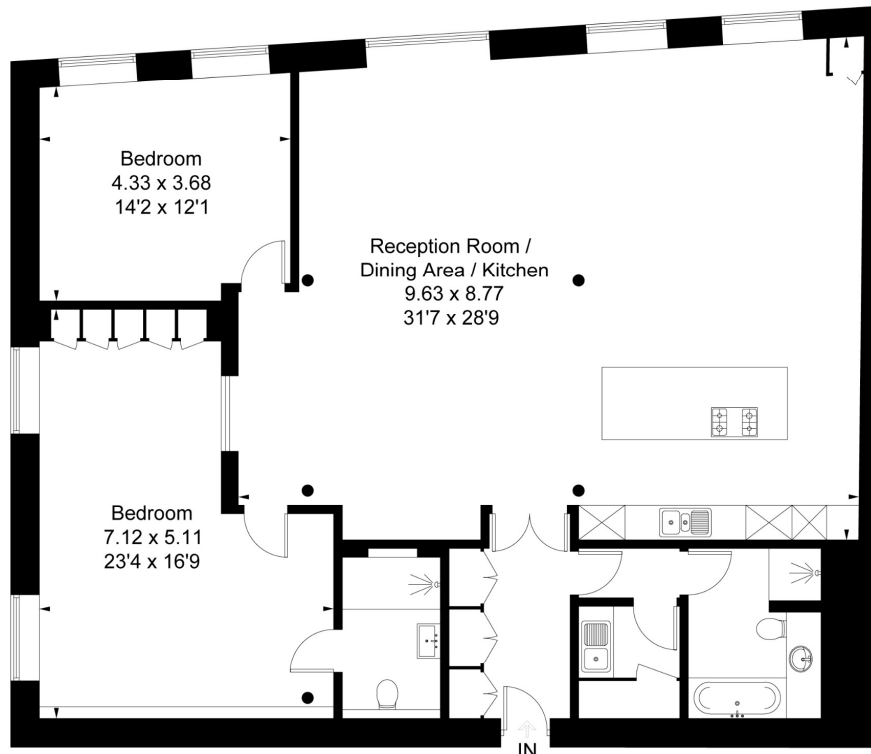
If you seek a warehouse apartment with all the features then New Concordia Wharf will not disappoint! Occupying a prime position on the edge of the Thames, New Concordia is one of the most authentic warehouse conversions in London's Docklands.

Step through the old blue gates into the cobbled courtyard, up an industrial staircase and you are at the front door. A small hall opens into a spectacular living space which spans 1,750 sq ft. Easterly light streams through the arched warehouse windows as you enter the open-plan reception and everywhere you look there is exposed brickwork, cast iron pillars and beautiful beamed ceilings. The master bedroom is very large and has an en suite bathroom. There is scope to create a third bedroom if desired. The apartment has very good storage and the convenience of a laundry room.

New Concordia has a live-in building manager, a communal roof terrace



Approximate Area = 163.0 sq m / 1754 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 289960

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	51	
(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.