

Ivory House









£10,000 pcm

## Ivory House

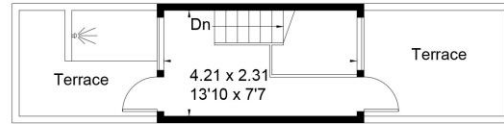
This four bedroom warehouse apartment spans over 2,200 square feet where stunning views are enjoyed over the beautiful Marina of St Katharine Docks. The luxurious interior is complemented by exposed brick walls and warehouse windows.

Space is magnified by a double height ceiling along with a contemporary staircase leading to the mezzanine level. This allows easy access to two private terraces where one has an outdoor shower and the other has a southerly aspect towards the Thames.

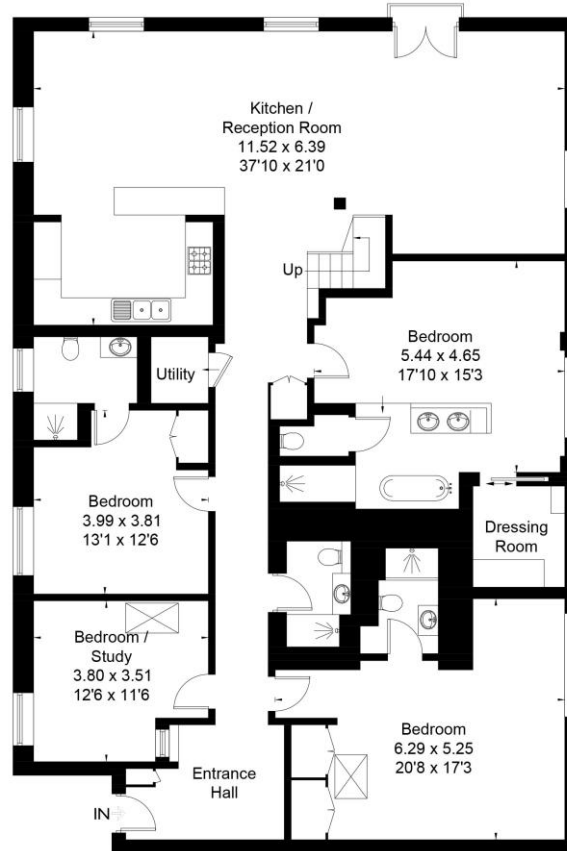
The stylish apartment also comprises a beautiful master suite fitted with a floating wall and additional space used for a dressing room as well as two further large en-suite bedrooms. The fourth bedroom has the flexibility to act as a study or guest accommodation if need be.

For increased convenience, the development offers a daytime porter, a resident lift and two underground car park spaces.

Approximate Area = 200.1 sq m / 2154 sq ft  
 Mezzanine = 9.7 sq m / 104 sq ft  
 Total = 209.8 sq m / 2258 sq ft



Mezzanine



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.