



Cinnamon Wharf, SE1

Asking Price: £1,195,000 , Share of Share of Freehold

Anderson//Rose





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Share of Freehold

Service Charge: £9,000 per annum

Ref TOW240083

Cinnamon Wharf, SE1

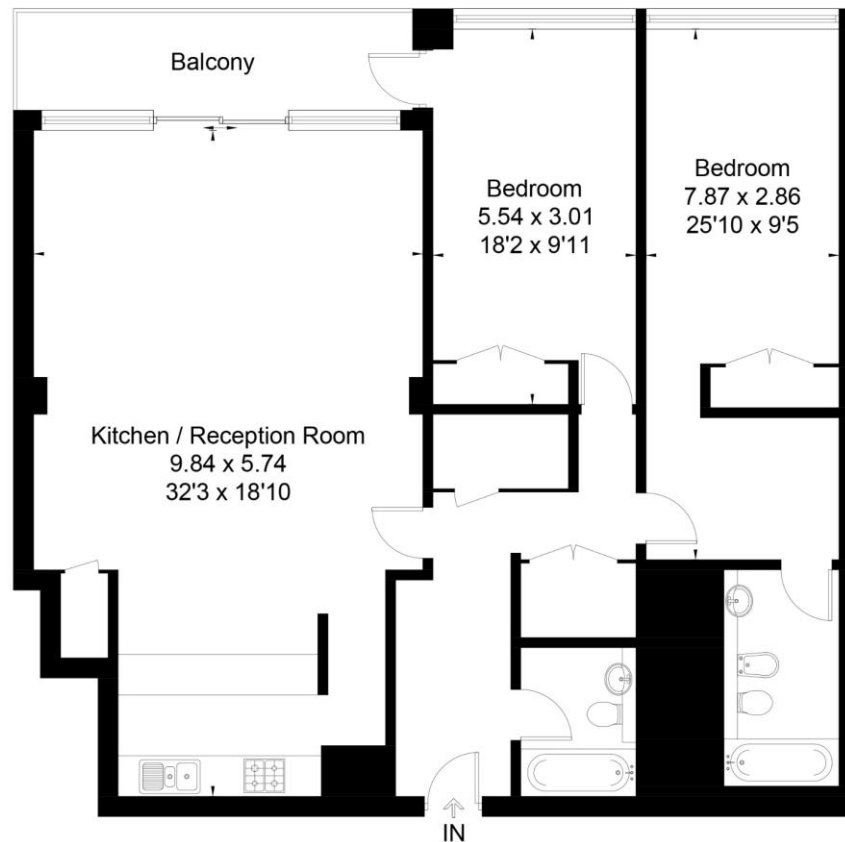
If you seek minimalist design, excellent natural light and a tranquil setting then this waterside apartment in historic Shad Thames is perfect.

On the second floor of Cinnamon Wharf, which was converted by Sir Terence Conran when he pioneered the regeneration of this warehouse district back in the mid-80s, his influence is obvious from the moment you enter the lobby, which still has its marble walls and floors, mid-century furniture and a concierge manning the front desk 247.

The apartment has clean lines, white walls and lots of glazing which bring the waterside views and lots of light into the flat. You will see from the floorplan that the property has an excellent layout and a generous amount of space with two double bedrooms and two good sized bathrooms. The main room is an impressive size and feel very special with direct access to the large, covered terrace enabling you to enjoy sitting by the river even when it is raining.

The apartment is sold with one secure car park space and a share of freehold.

Approximate Floor Area = 123.5 sq m / 1329 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80597

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 80 | 82 |
| (69-80) C | | |
| (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.