

Anise Building, SE1
Asking Price: £1,200,000 Share of Freehold





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Share of Freehold

Service Charge: £7,900 per annum

Ref TOW240121

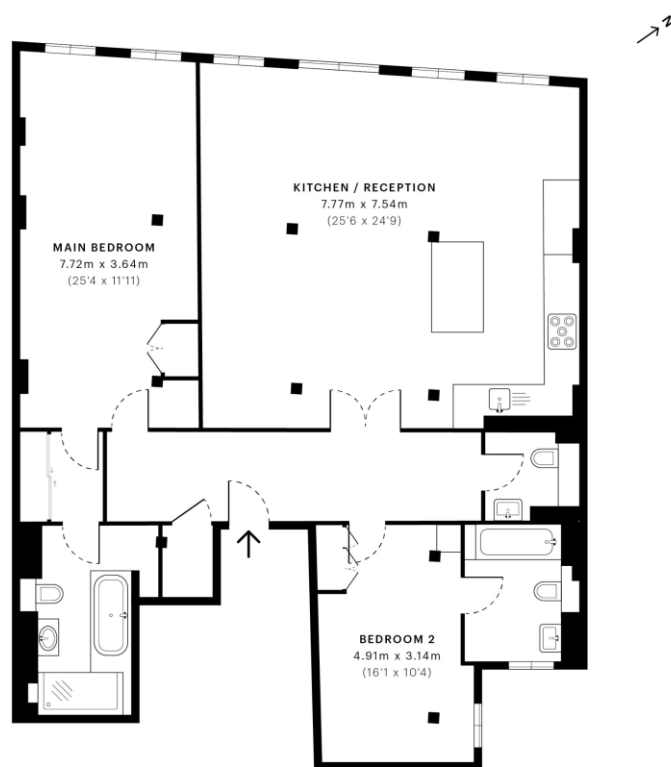
Anise Building, SE1

Those who seek a warehouse apartment will not be disappointed by this property as it has all the features and character that you could hope for. Even the iron gates at the main entrance leave you in no doubt that you are entering a converted historic warehouse building. This is reiterated as you step into the old courtyard before entering the beamed lift lobby. The apartment is on the second floor, out of three, and its style is a blend of original warehouse with all your modern comforts as the bathrooms and kitchen have been refurbished to a high specification. There is a generous amount of space at just over 1,500 sq. ft, it has two large bedroom suites and a living room that is excellent for entertaining guests.

Located on historic Shad Thames, Anise Building is less than a minute's walk to the Tower Bridge waterfront which is famous for its restaurants and cafes. The neighbourhood is considered one of the most fashionable on the South Bank and many choose it as their home for its connections to The City and London Bridge, both of which are within walking distance. Canary Wharf is very close by on the Jubilee Line.

Within easy walking distance are trendy Bermondsey St with its many restaurants and galleries, Borough Market and also Maltby St with its weekend food market.

The property is being sold with no onward chain and together with a Share of Freehold.



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
139.66 sqm / 1503.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head height
133.87 sqm / 1440.96 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.06 sqm / 11.41 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 137.83 sqm / 1483.59 sqft
IPMS 3C RESIDENTIAL 134.28 sqm / 1445.38 sqft

spec id: 6295c7415189040db69f79cc



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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.