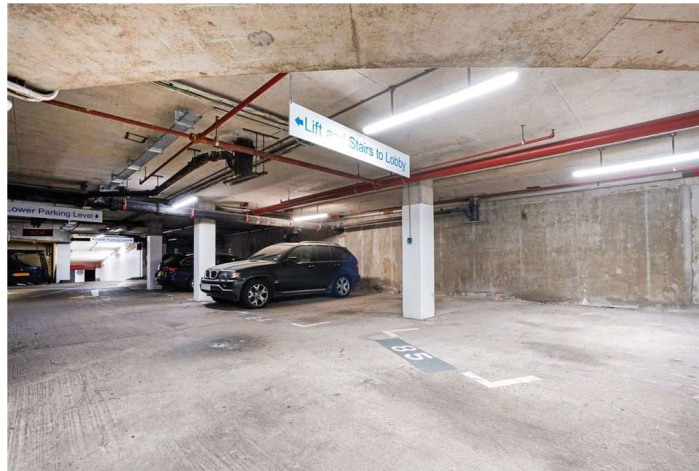




The Circle
Asking Price: £875,000 Leasehold





Asking Price: £875,000

Leasehold

Service Charge for 2025: £7,477.52

Lease Length: 178 years remaining.

Council Tax: Band G

Ref TOW250025

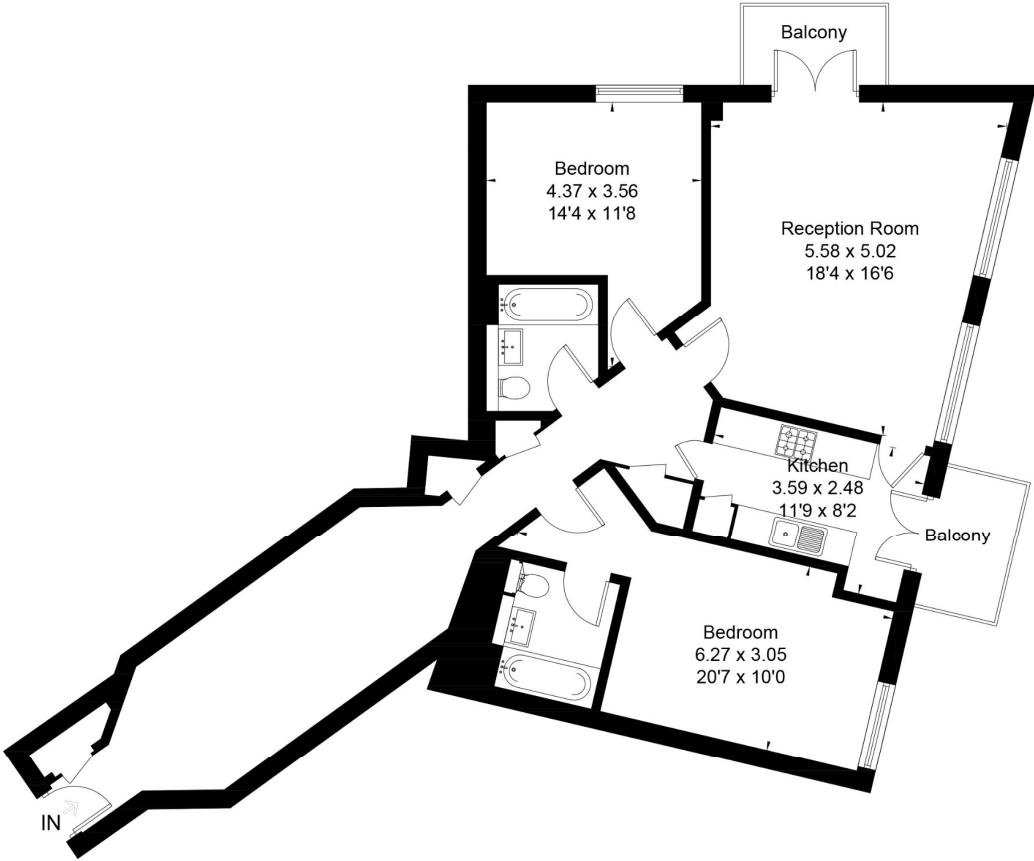
Set on 3rd floor, with lift access, of this ever-popular Shad Thames residence, this apartment has spacious rooms throughout, wood floors and two balconies. There is a large hallway room upon entry which is lined by fitted joinery, providing masses of storage and a work-from-home space. The shaker-style joinery extends to the two double bedrooms which are beautifully appointed and separated by the entrance hall. The bathrooms have been recently refurbished and one is en suite to the master bedroom. The large reception room, with space for a dining and lounge area, is at the corner of the building so enjoys a dual aspect with lots of natural light. The modern kitchen is adjoining the reception room via a doorway and opens onto a second balcony, perfect for your morning

coffee or a well-deserved glass of wine at the end of a long day.

The Circle is a popular Grade II listed development in the heart of Shad Thames close to the river, restaurants and bars. The building has a 24 hour concierge service and secure underground parking space is included. There is also a gym and spa just next door.

The location has excellent transport links. The Jubilee Line at London Bridge provides quick and easy access to Canary Wharf and the West End. The Circle is also within walking distance of the City, More London, Borough Market and Bermondsey Street.

Approximate Area = 97.2 sq m / 1046 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 60070



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(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.