




Mariana
Real Estate

**Flat 125 Arc House, Maltby Street, Tower Bridge
London, SE1 3GP
£925,000**

A larger than average and rare lateral 3 bedroom/2 bathroom apartment situated on the 7th floor of this modern development, Arc House. This exceptional apartment boasts spectacular panoramic views. This super proportioned home additionally features a rare and private 500 sq ft terrace, situated directly off the bright and airy reception room with open plan kitchen and dining area. Ideal for entertaining on warm summer evenings.

The Master Bedroom has its own en-suite bathroom, and two further well-proportioned double bedrooms, with larger than average guest bathroom.

Centrally located in the heart of the fashionable and buzzing London Bridge Quarter, Arc House is nearby the historic riverside walkways, chic bars, and gastro pubs by Tower Bridge. Residents have numerous transport possibilities; River Taxi at Hay's Galleria, London Bridge (National Rail Services and Northern and Jubilee lines) and Tower Hill (District and Circle lines) stations are all within a short walking distance.

Leasehold: 250 years from 2014

Service charges: £4,476.00 per annum

Ground rent: £350.00 per annum



| | |
|-----------------------------------|----------------------------|
| Living/dining inc. kitchen | 19'8" x 22'11" (6 x 7m) |
| Bedroom 1 | 11'1" x 13'1" (3.4 x 4m) |
| Bedroom 2 | 10'2" x 10'2" (3.1 x 3.1m) |
| Bedroom 3 | 10'2" x 11'5" (3.1 x 3.5m) |





Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
 Terrace = 47.1 sq m / 507 sq ft
 Total = 139.6 sq m / 1503 sq ft

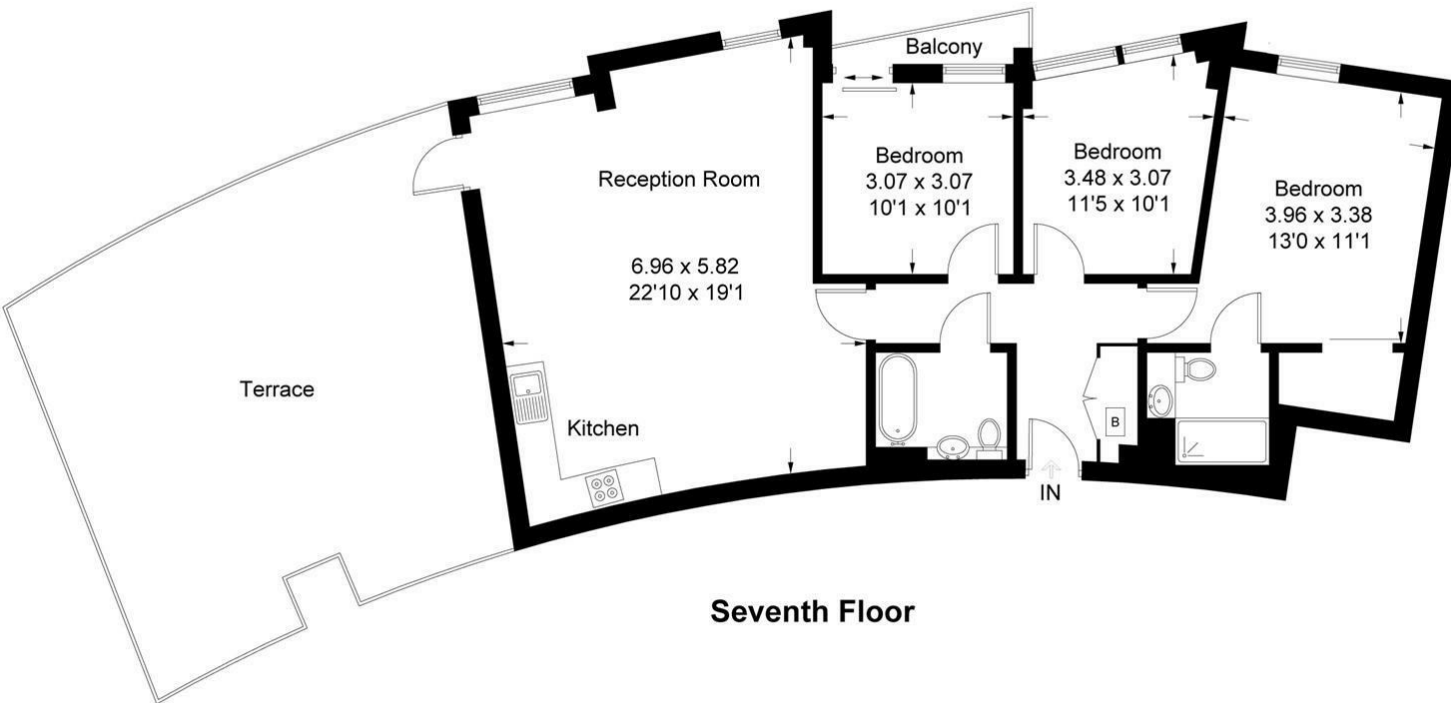
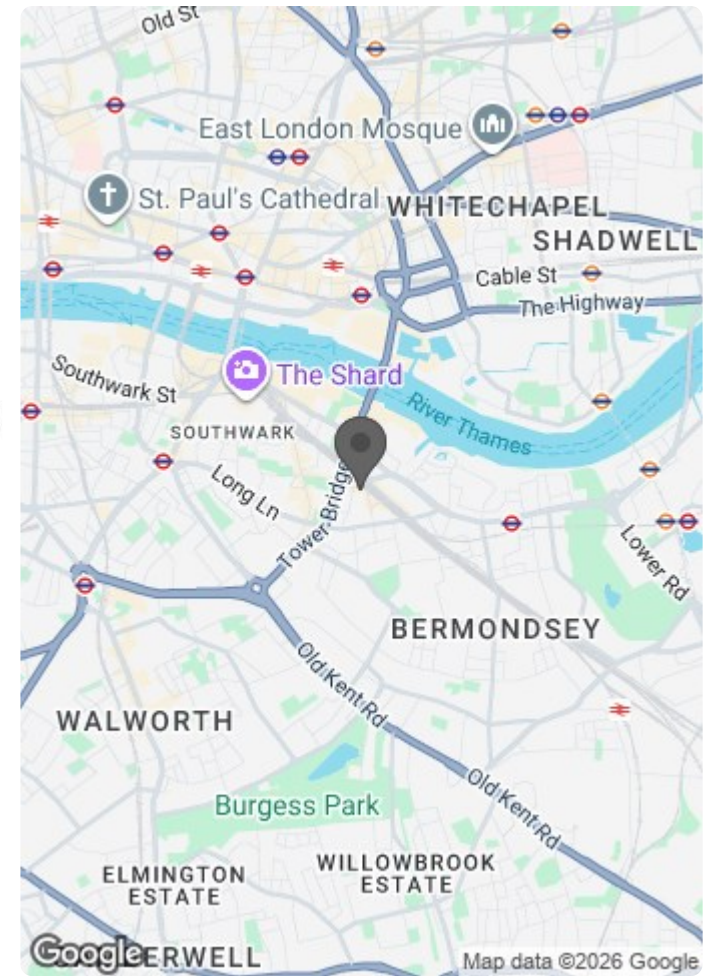


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID232317)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | 93 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |