



Mariana
Real Estate

**Flat 54 Arc House, 82 Tanner Street
London, SE1 3GN
£3,000 Per Month**

A spacious two double bedroom apartment situated on the 2nd floor within this contemporary designed development, being only moments from London's iconic Tower Bridge, Maltby Street Market, and Shad Thames.

This light and bright apartment has all principal rooms overlooking Riley Road and Tanner Street, so has an abundance of light in the afternoon, a private balcony with access from the reception room, and two well-proportioned double bedrooms, the master with En-suite shower room. There is also a further family sized bathroom, with bath and shower.

The Arc scheme is very centrally located in the heart of the fashionable and buzzing, London Bridge Quarter, and all of its amenities. Residents benefit from front desk concierge services and security. The scheme is only a short stroll to the historic riverside walkways by Tower Bridge, chic bars, farmers markets, and gastronomic world renowned restaurants of its locality. With a plethora of transport options close by, residents have numerous possibilities available to them.

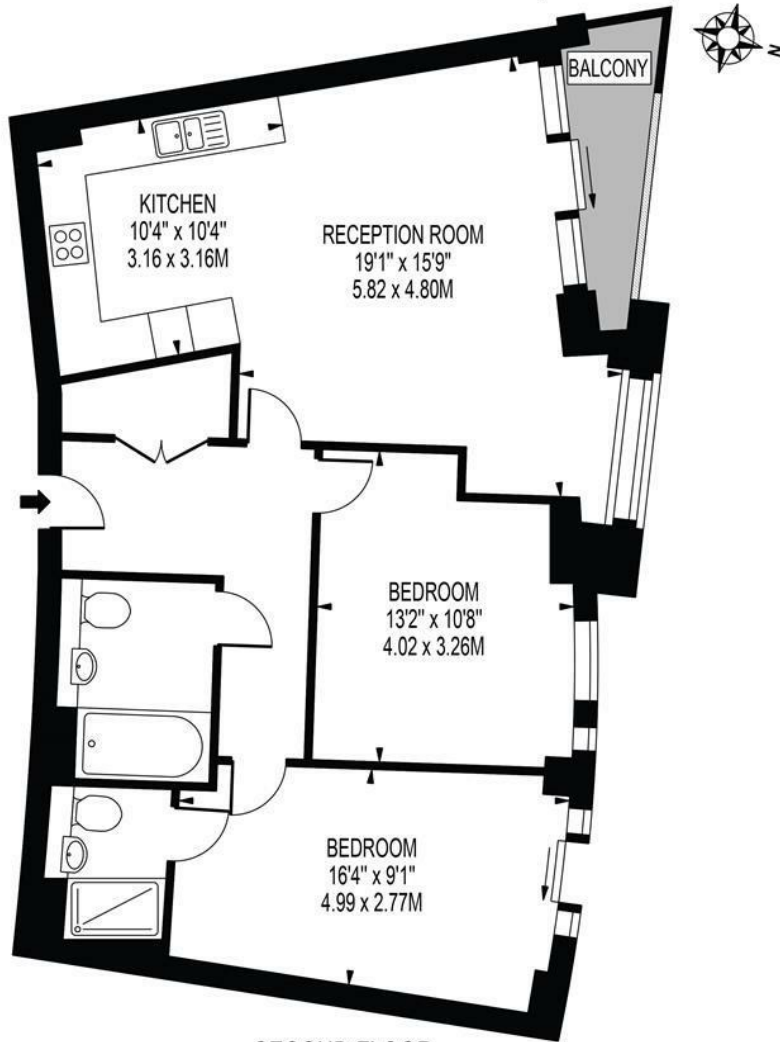






ARC HOUSE

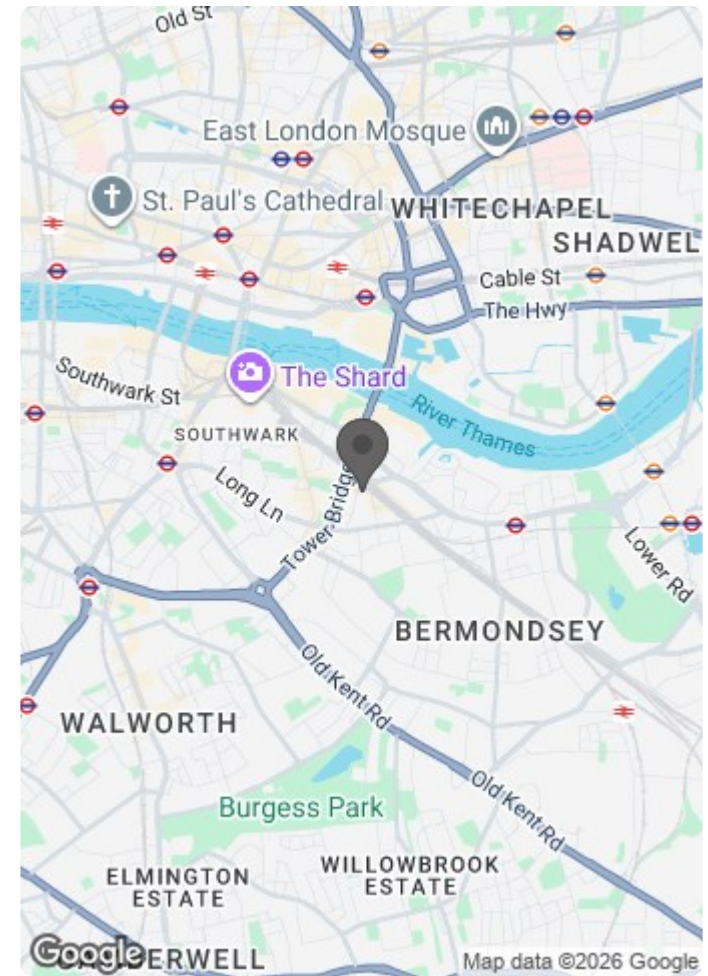
APPROXIMATE GROSS INTERNAL FLOOR AREA: 811 SQ FT - 75.36 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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