




Mariana
Real Estate

**Arc House 82 Tanner Street
London, SE1 3GN
£1,350,000**

A stunning and exceptionally spacious three double bedroom, two bathroom apartment set on the sought-after podium level of this modern development, moments from Tower Bridge.

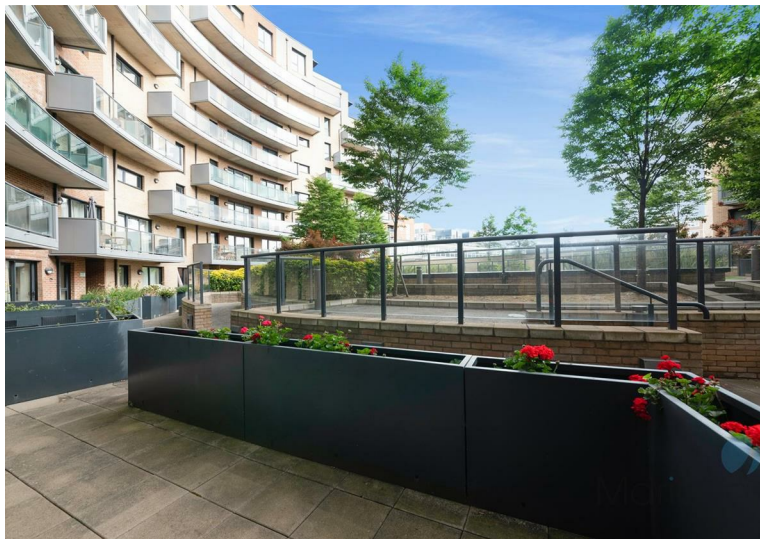
Designed for contemporary city living, this beautifully presented home features a generous open-plan kitchen and reception area, ideal for entertaining, with direct access to a private patio overlooking the landscaped communal gardens. All three bedrooms are generously proportioned and benefit from built-in storage, while the principal bedroom enjoys an en-suite bathroom.

Arc House is superbly positioned on the corner of Maltby Street, moments from the renowned Maltby Street Market and within easy reach of Bermondsey Street, Tower Bridge, and the South Bank's riverside walkways, celebrated restaurants, stylish bars, and popular gastro pubs.

Residents benefit from an onsite porter, landscaped communal courtyard, and secure underground bicycle storage. Excellent transport links are close by, including London Bridge Station (Northern & Jubilee lines and National Rail services), Tower Hill Station (District & Circle lines), and River Taxi services from Hay's Galleria.

The property further benefits from one allocated ground-floor parking space.

Leasehold: 238 years (from 2014)
Service charges: £4,695.00 per year
Ground rent: £350.00 per year



Reception room/Kitchen 30'1" x 21'7" (9.17 x 6.60)



Master Bedroom & Ensuite 18'0" x 10'7" (5.49 x 3.25)



Patio 11'1" (3.38)



Bedroom Two 13'8" x 13'6" (4.19 x 4.14)



Guest bathroom



Bedroom Three 13'8" x 10'11" (4.19 x 3.35)

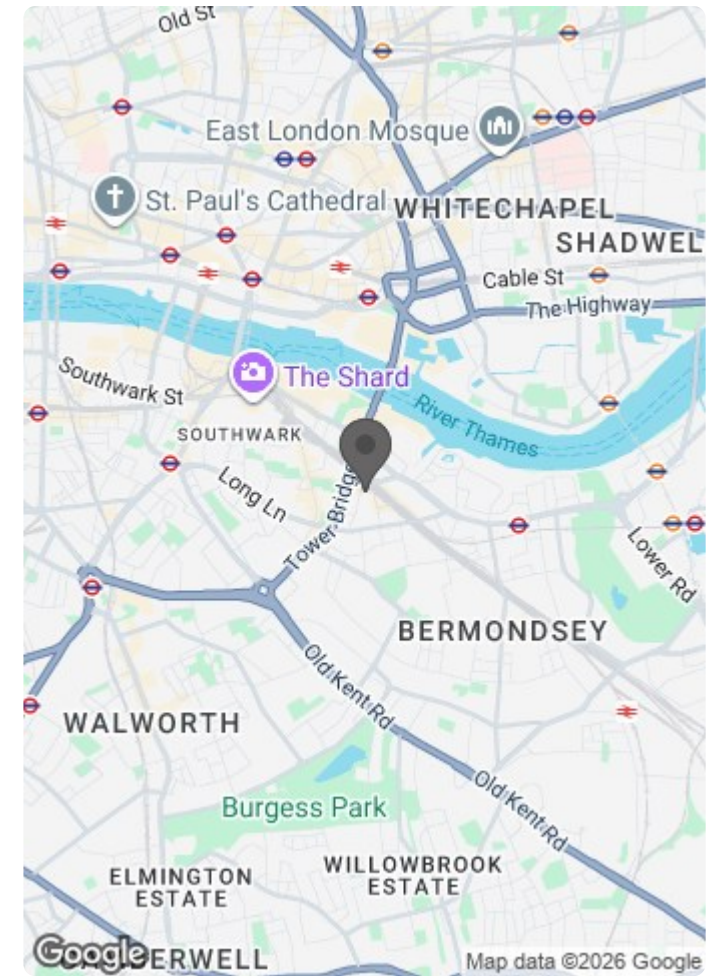








Illustration for identification purposes only, measurements are approximate, not to scale. (ID634425)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	