3 BEDROOM APARTMENT WITH STUNNING VIEWS OF THE RIVER AND TOWER

BUTLERS WHARF WEST
40 SHAD THAMES, LONDON, SE1

Guide Price £2,800,000 - Share of Freehold
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THE RIVER AND TOWER

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Reception • kitchen • 3 bedrooms • 2 bathrooms • parking • balcony • concierge

• EPC Rating = B

Situation
Local Transport: London Bridge and Bermondsey stations

Description
A prime example of an original warehouse conversion located in one of the most sought after developments in Shad Thames. Offering stunning views of the river and Tower Bridge, this three bedroom, lateral apartment has retained a wealth of period features and benefits from two private balconies. Additional benefits include an allocated, underground parking space and 24hr porterage.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
Important notice: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>Very energy efficient - lower running costs</td>
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<tr>
<td>(92+) A</td>
<td>82</td>
<td>85</td>
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<tr>
<td>(81-91) B</td>
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<td>(69-80) C</td>
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<td>(55-68) D</td>
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<td>(39-54) E</td>
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<td>(21-38) F</td>
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<td>(1-20) G</td>
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Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC