



The Crosse, 2 New Tannery Way, London, SE1 5ZW

£925,000

AN AMAZING 2 DOUBLE BED DUPLEX MAISONETTE FOR SALE WITH OWN ENTRANCE SET OVER 2 FLOORS AND 942 SQUARE FEET WITHIN A SECURE GATED COURTYARD

The generous accommodation comprises a large South facing reception room measuring over 24 foot X 16 foot with an open plan fully fitted kitchen separated by a large breakfast bar, separate guest cloakroom and utility area to the ground floor.

On the first floor are 2 South facing double bedrooms with the master bedroom measuring over 21 feet and both benefit from ample storage and access to their very own En-suite bathrooms.

This development benefits from 24 hour concierge, residents gym and gardens. Bermondsey Street is a 4 minute walk away offering an array of shops, restaurants and bars. Bermondsey (Jubilee Zone 2) , London bridge (Northern/Jubilee Zone 1) & Elephant and Castle (Bakerloo/Northern/over ground Zones 1&2) stations are all close by.

- DUPLEX MAISONETTE
- EN-SUITE TO BOTH BEDROOMS
- 3 STATIONS NEARBY
- 24 HOUR CONCIERGE & GYM
- 2 BEDROOM
- OWN FRONT GARDEN
- 942 SQUARE FOOT
- 2 BATHS + GUEST WC
- WITHIN GATED COURTYARD
- THE TANNERY SE1

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GROUND FLOOR RECEPTION AREA



GROUND FLOOR RECEPTION AREA



KITCHEN



GROUND FLOOR RECEPTION AREA



FIRST FLOOR BEDROOM



FIRST FLOOR BEDROOM

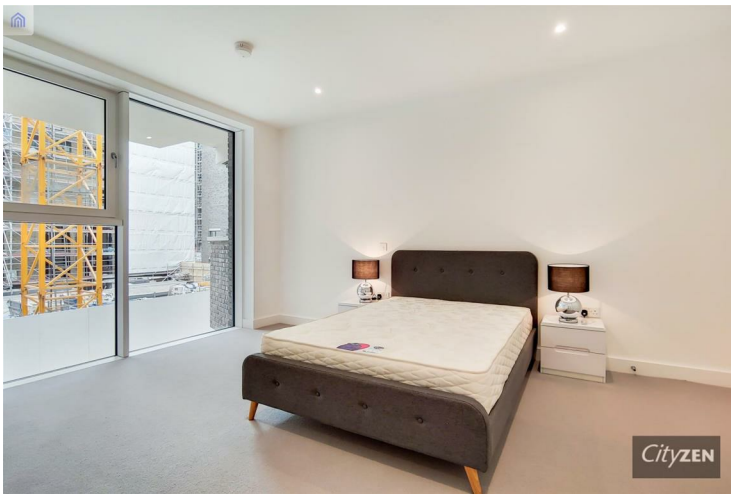
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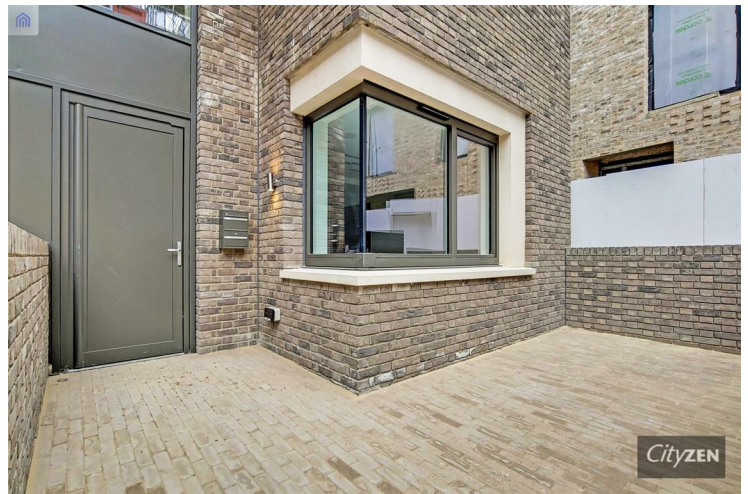
FIRST FLOOR BEDROOM



EN-SUITE 2



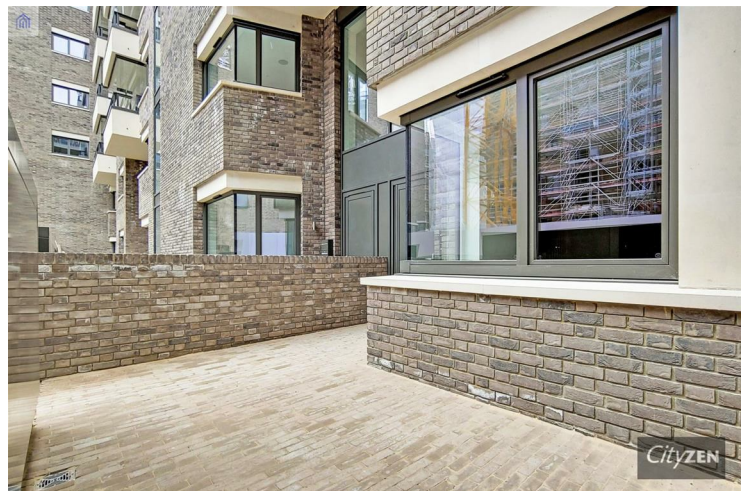
FIRST FLOOR BEDROOM



OWN FRONT DOOR



EN-SUITE 1

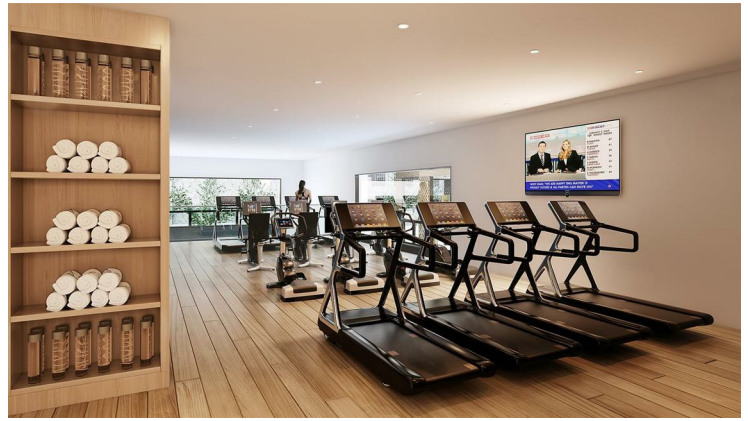


OWN SOUTH FACING FRONT PATIO

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DEVELOPMENT COURTYARD



RESIDENTS GYM (CGI)



NEW TANNERY SQUARE



RESIDENTS GYM (CGI)



GROSS INTERNAL AREA (GIA)
The footprint of the property
95.63 sqm / 1029.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes swimming pools, restricted head height
87.58 sqm / 942.70 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 92.39 sqm / 995.63 sqft
IPMS 3C RESIDENTIAL: 89.00 sqm / 957.99 sqft

wrc id: 605dc6721a4e4e0dccc2af88



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		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.