



HARTLEY

£975,000

Green Walk

London | SE1 4TQ

Welcome to this impressive luxury two bedroom apartment located in The Jam Factory; one of SE1's most sought after developments. This stunning fourth floor apartment was converted into high end apartments in 2003 by Ian Simpson Architects; the building originally dates from 1902 when it was constructed as a factory for Sir William Hartley's famous jam-making company.

Part of the former Hartleys jam factory, this spacious apartment measures over 1000 sq ft. Wall to wall windows flood the open plan kitchen / living / dining room with natural light and beautiful far reaching views of London. This exemplary conversion has kept much of the raw fabric of the building exposed, including the featured original red bricks, whilst inserting dividing walls to break up the spaces. Both bedrooms within this apartment also benefit from modern en suite bathrooms. This prestigious gated development also benefits from a communal garden.

Situated in a quiet location off Tower Bridge Road, this apartment is within walking distance of both London Bridge and Borough stations. As well as being just moments away from the increasingly vibrant shops and restaurants of Bermondsey Street & Bermondsey Square. Council Tax Band F.



Entrance Hall

Open Plan Living/Kitchen/Diner

23'1 x 22'6 (7.04m x 6.86m)

Bedroom

14'4 x 12'1 (4.37m x 3.68m)

En Suite Bathroom

8'0 x 8'0 (2.44m x 2.44m)

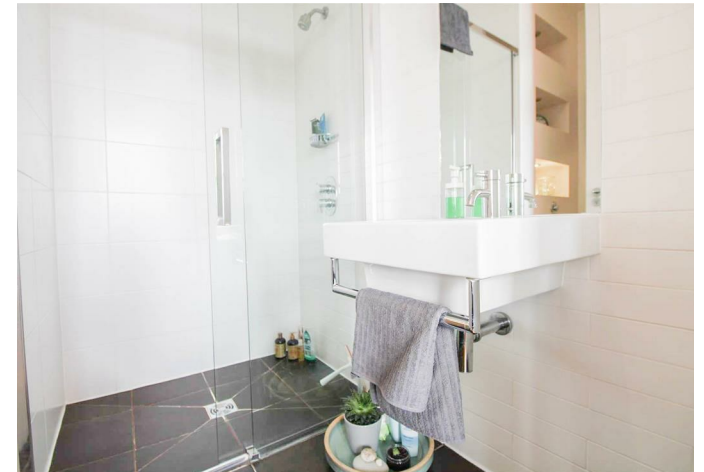
Bedroom

11'7 x 11'0 (3.53m x 3.35m)

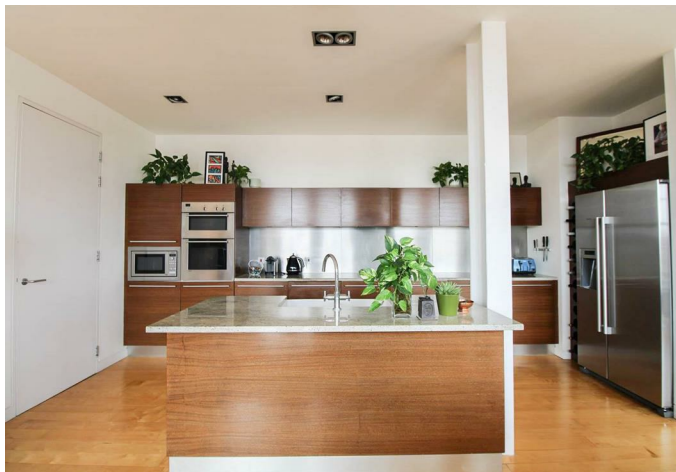
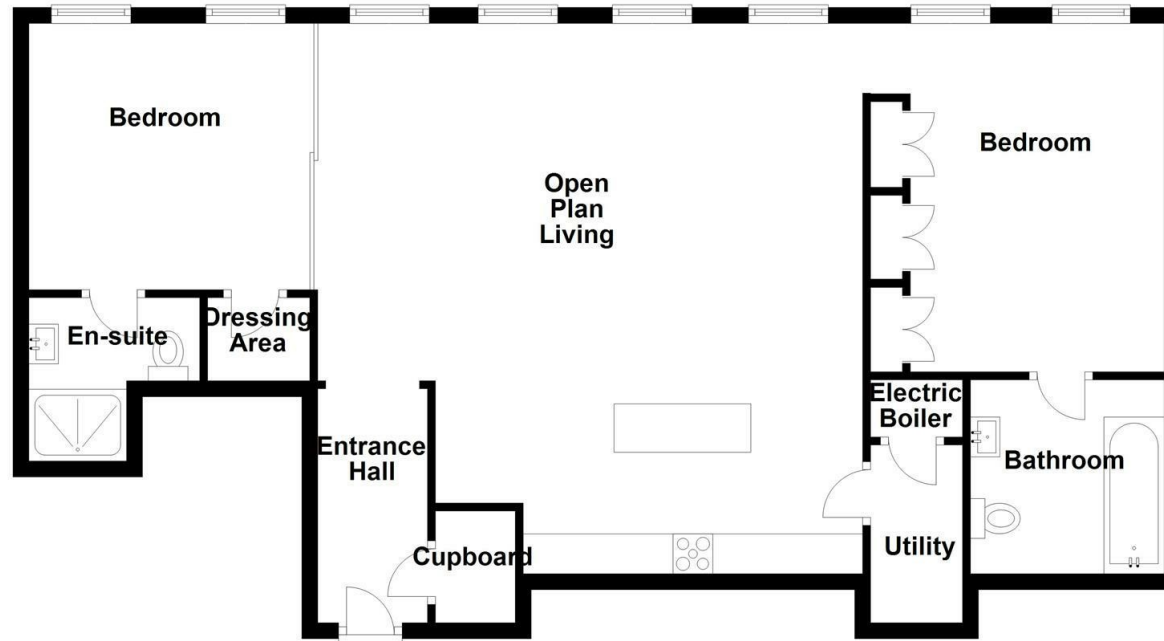
En Suite Shower Room

7'1 x 6'9 (2.16m x 2.06m)

Walk In Wardrobe

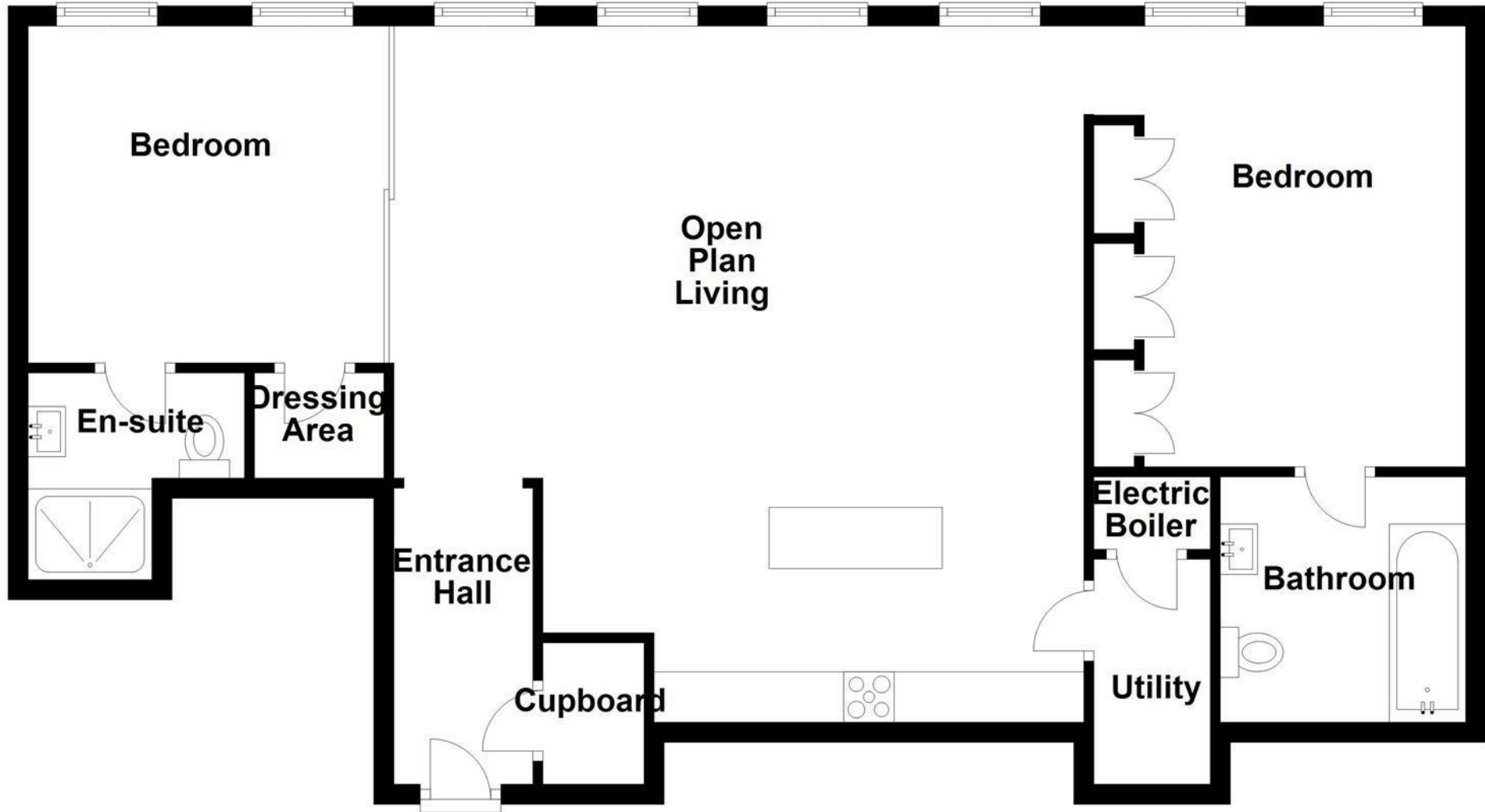


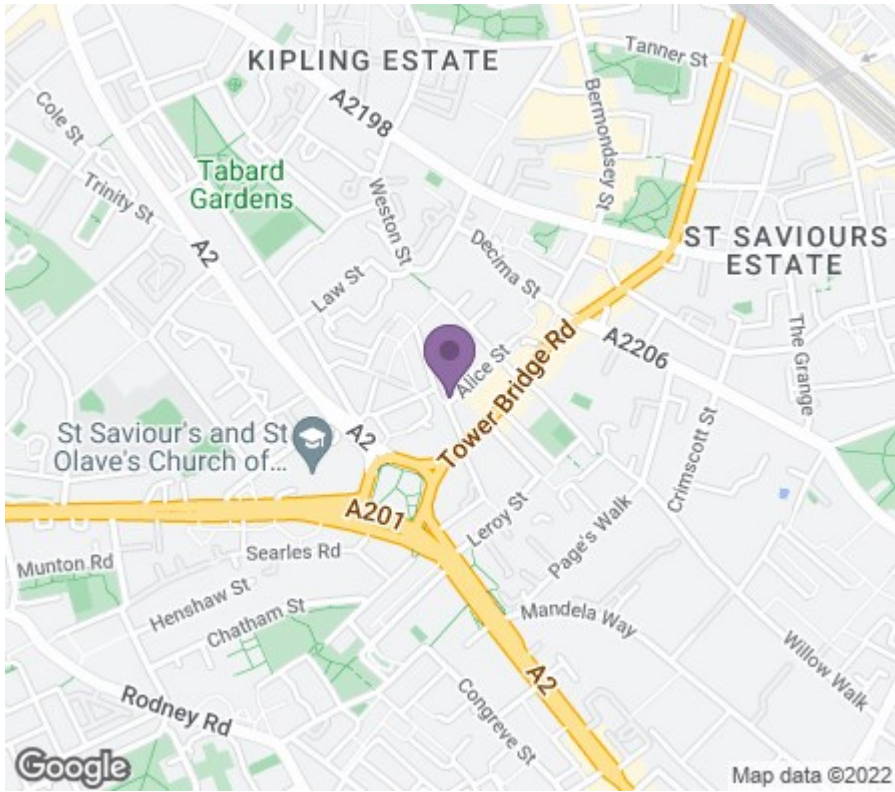
Fourth Floor





Fourth Floor





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

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