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Tower Bridge Road, London, SE1 4TP
Commercial Unit & 3 Bedroom Flat

£975,000

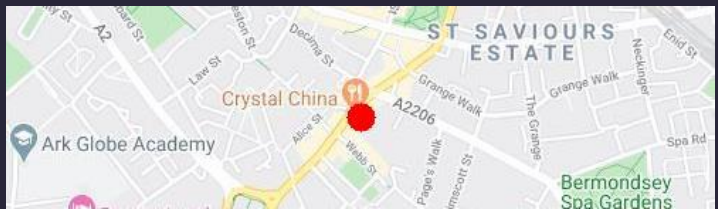
Tower Bridge Road, London, SE1 4TP

An increasingly rare opportunity to purchase this freehold, mixed use building, situated on the popular Tower Bridge Road.

The shop occupies 64.8 m² (697 ft²) with A1 use, currently run as a well-established picture framing business and benefits from being in prime position amongst other local businesses and residential properties which offers a healthy amount of local and commercial footfall.

The residential flat above is accessed via a separate entrance. This spacious three bedroom apartment spans approximately 64.3 m² (692 ft²) over two floors and comprises a large reception room, fully fitted kitchen, three double bedrooms and bathroom. This flat also benefits from a roof terrace, perfect for the summer months.

The property is conveniently sited close to many of the areas local amenities with transport links provided nearby and only a short commute into the City Centre.



020 7226 4994

E: islington@pgestates.com

350 Upper Street, Islington, London, N1 0PD



Tower Bridge Road, London, SE1 4TP



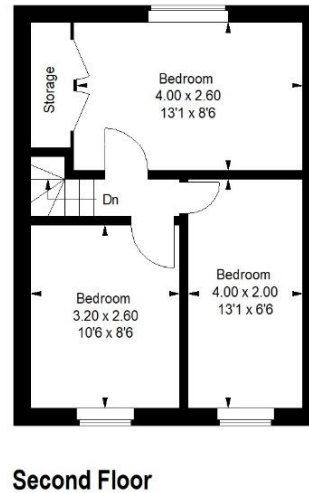
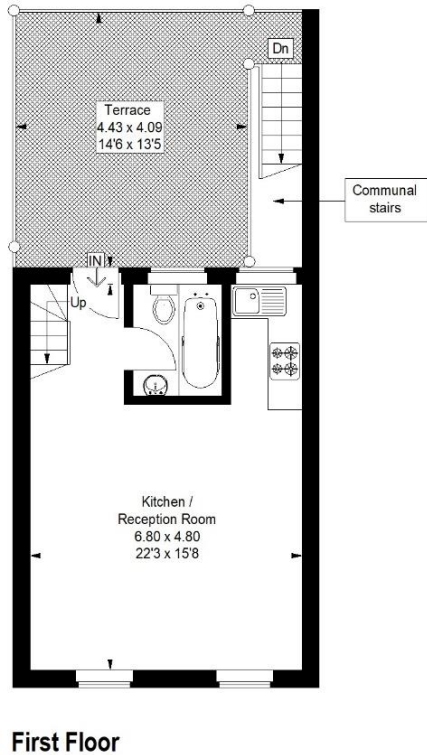
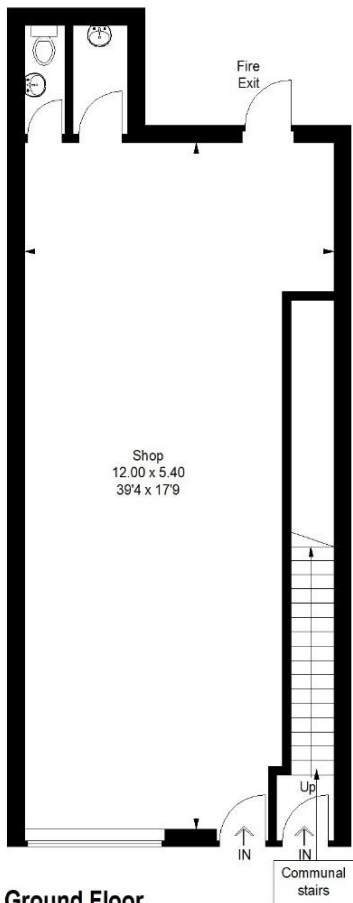
- Mixed Use Freehold Building
- Commercial With A1 Use
- Three Bedroom Flat
- Living Room
- Kitchen
- Bathroom
- Roof Terrace
- Closest Station: Bermondsey

TENURE: Freehold

The prospective purchaser's attention is drawn to the following points:

1. These particulars have been carefully checked with the vendor/seller/owner of the property and where possible ourselves. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only.
2. Certain descriptions may represent the opinion of the author and are not given as statements of fact.
3. All measurements, room sizes and details of location are approximate only.
4. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities or appliances are in good or working order. You should only rely upon your own inspection or that of your surveyor as to the value and condition of the property and any services, facilities and appliances.
5. These particulars do not constitute part of an offer or Contract.
6. Intending purchasers must satisfy themselves as to the correctness of these particulars or any statement made by their own/surveyors inspection.





Approximate Gross Internal Area (Excluding Communal Stairs)
 Ground Floor = 64.8 sq m / 697 sq ft
 First Floor = 32.2 sq m / 347 sq ft
 Second Floor = 32.1 sq m / 345 sq ft
 Total = 129.1 sq m / 1389 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 658572)



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