

**hastings**  
INTERNATIONAL



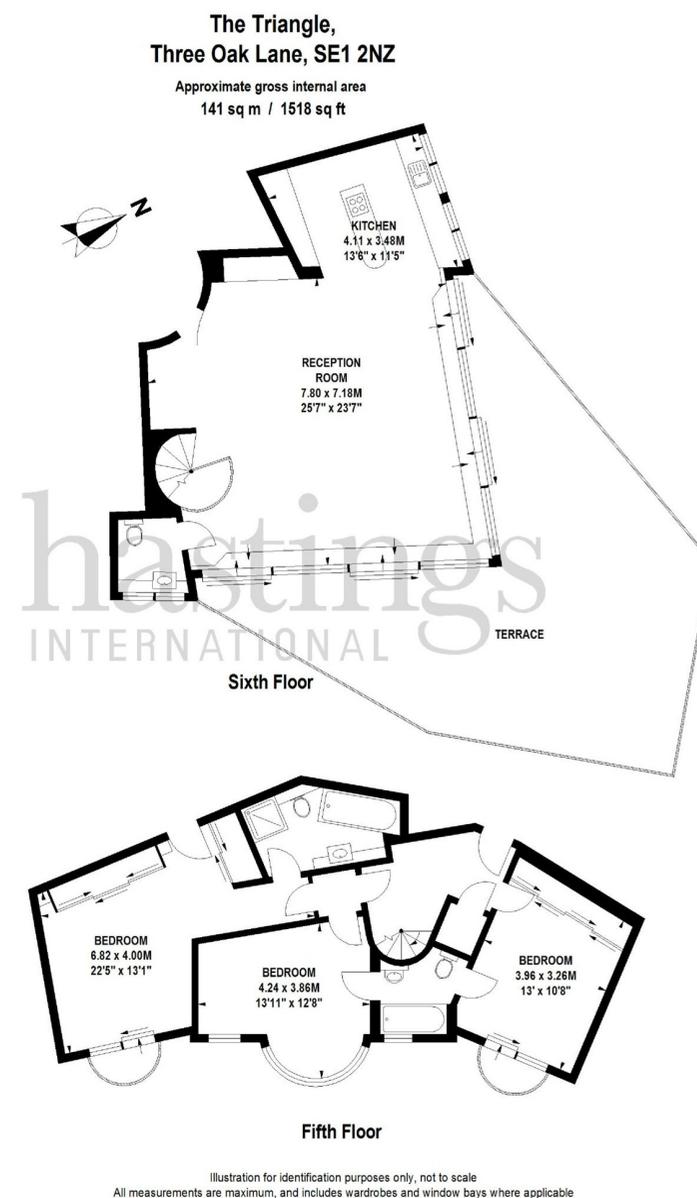
**The Triangle**

**£1,695,000**

## The Triangle, 21 Three Oak Lane, London SE1 2NZ

A stunning three bedroom penthouse apartment with fine views and extensive terrace with share of freehold located within the heart of Shad Thames, an area favoured for its fashionable riverside bars and restaurants with London Bridge [National Rail services, Jubilee and Northern lines], Bermondsey [Jubilee line] and Tower Hill [Circle and District lines] stations all within close walking distance.

With the internal accommodation arranged over two floors and extending over 1,518 sq ft, this stylish recently renovated penthouse apartment features three entrances, an impressive vast double aspect reception room bathed in an abundance of natural light with double height ceilings and floor to ceiling windows offering superb rooftop views over Shad Thames towards Tower Bridge and the City. Sliding doors provide access to the extensive private terrace which wraps around the reception room and provides a generous space for entertaining and to appreciate the fine views. The custom built open plan fitted kitchen is fully equipped with Bosch and Neff integrated appliances with stone work tops, bespoke wood cabinets and island unit. There is a guest cloakroom/WC just off the reception room with a spiral staircase leading down to the fifth floor providing access to the entrance hall with storage and utility cupboards, master bedroom with balcony, and fitted wardrobes, dressing area and en-suite bath/shower room. There are two further bedrooms, both with fitted wardrobes, access to balcony and a family bathroom accessible from both rooms. This impressive penthouse has the benefit of lift access from parking area, air conditioning, an allocated parking space and is conveniently located moments from underground stations, Bankside and the City.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	