

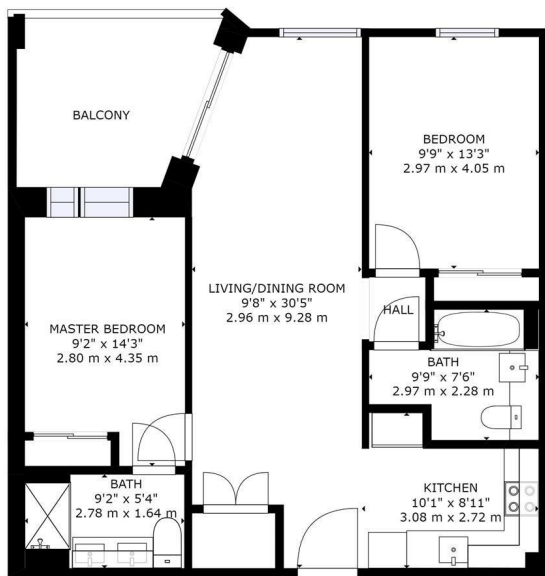
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**The Crosse**  
2 New Tannery Way  
Bermondsey  
SE1 5ZW



# The Crosse

£649,995



GROSS INTERNAL AREA  
 FLOOR 1: 787 sq. ft. / 73 m<sup>2</sup>. EXCLUDED AREAS:  
 BALCONY: 101 sq. ft. / 9 m<sup>2</sup>  
 TOTAL: 787 sq. ft. / 73 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Local Authority

Council Tax Band

E

Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		85	85
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements