

The Edit, Bear Lane, London, SE1

Asking Price: £2,300,000

Benham & Reeves

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3 Bedroom (s) 3 Bathroom (s) To be advised

Please note that images are computer-generated for illustrative purposes only.
The Edit stands as a bold new landmark in one of London's most vibrant and evolving neighbourhoods. Its architecture captures the spirit of the South Bank, blending heritage influences with a confident contemporary design.

Inside, a collection of 95 thoughtfully designed apartments delivers a refined living experience. The Edit is the first residential development in London to feature premium appliances throughout from Swiss brand V ZUG, combining innovation with everyday luxury.

Every home benefits from a private balcony, with select apartments enjoying far reaching views across the London skyline and towards the River Thames.
Residents enjoy exclusive access to the No 9 Club, a beautifully curated space dedicated to wellbeing, productivity, and relaxation. Amenities include a 24-hour concierge, a state of the art fitness suite powered by Peloton, sauna and ice bath facilities, a stylish co working lounge, and a private terrace with sweeping city views.
Perfectly positioned in Zone 1, The Edit places you moments from some of London's most iconic destinations, including Tate Modern, Shakespeare's Globe, Borough Market and the River Thames. The surrounding area offers an exceptional choice of restaurants, cafés, bars and cultural venues, all within easy reach.
Connectivity is seamless, with Southwark station just a short walk away, alongside London Blackfriars and London Waterloo, providing fast access across the capital by underground, rail and river.



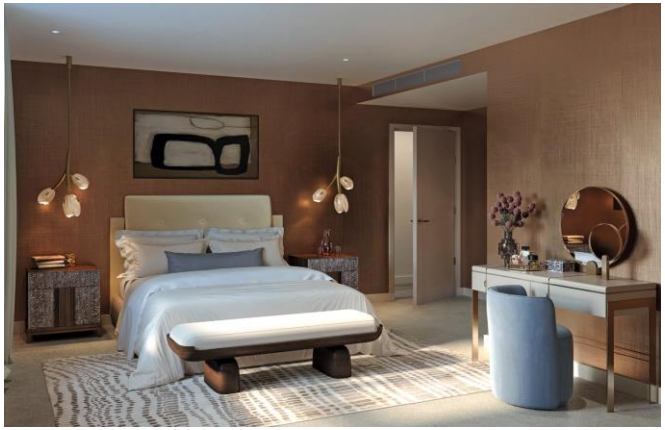




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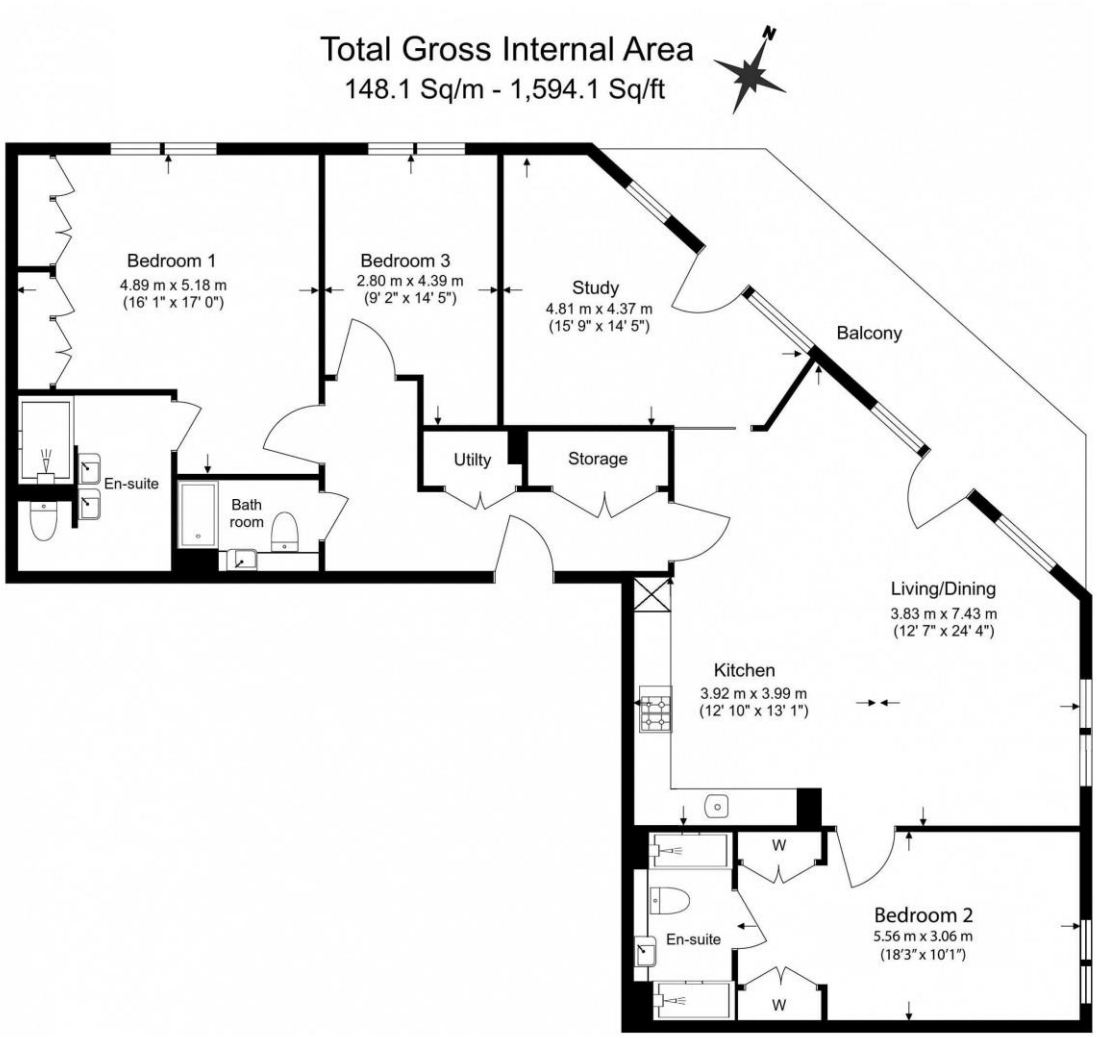




Property Features:

- Three Bedrooms
- New Build
- Estimated Completion Q2/Q3 2028
- Developer Mount Anvil
- Interior Designer Pandora Taylor
- Lease length 999 years
- £0 ground rent
- 10 year building warranty
- 2 year developer warranty

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,300,000
Tenure:	Leasehold Approximately 999 Years Remaining
Ground Rent:	N/A
Service Charge:	£15,574.00 (per annum)
Anticipated Rent:	£6,000.00 pcm Approx. 3.1% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260077

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