



Southwark Bridge Road,

£850,000



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£850,000

We are pleased to offer for sales this contract assignment of a spectacular two bed apartment within SE1's soon to be iconic Two Fifty One Southwark Bridge Road. The property comprises of two bedrooms (one with ensuite); guest bathroom, open plan kitchen and lounge leading to winter garden. In addition the apartment has plenty of storage. Positioned on the 22nd floor with an approximate sq.ft. of 824 the specification is of a high standard, throughout. The development is ideally located within close distance to both Borough and Elephant & Castle tube stations. Completion is due Q1. 2018 Service Charge £4.00 per sq. ft p.a. Ground Rent £700 p.a, Lease 999 years

HALLWAY

RECEPTION

KITCHEN AREA

EN-SUITE SHOWER ROOM

BATHROOM

COMMUNAL GYM

WINTER GARDEN



For full EPC please contact the branch

FLOORPLAN

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

New Build

These Sales Particulars were prepared before the completion of the properties and the final finishes may vary slightly. To assess the final finish, all prospective purchasers must inspect the actual unit they wish to purchase to satisfy themselves of the style and quality.

Similar Style

This photographic image / drawing is of a similar style property, built by the same developer. This is for identification purpose only and size and specifications may vary.

Lease Clause

Lease, ground rent and maintenance details have been provided by the seller and their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



WM: Washing Machine FF: Fridge Freezer DW: Dishwasher W: Wardrobe

**TYPICAL 2 BEDROOM
TYPE A**

WITH WINTERGARDEN

APARTMENT NUMBERS

LIVING / KITCHEN / DINING AREA
6945 x 4200 mm | 22'9" x 13'9"

MASTER BEDROOM
4660 x 2850 mm | 15'3" x 9'4"

BEDROOM 2

