



Lower Marsh,

£885,000



Reeds Rains

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Lower Marsh, London

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Forming part of an exclusive development of only eight apartments built in 2012 is this fantastic two bedroom second floor apartment of approximately 915 sq ft. The property was designed by Italian architects and all the fixtures and fittings were imported from Italy giving this development a unique feel and high end finish throughout. Lower Marsh is a sought after market street with a mixture of independent coffee shops, restaurants, trendy bars all within five mins walk to both Waterloo and Lambeth North tube stations. As well as being located within the congestion charging zone, the property is well placed for access to the Royal Festival Hall, London Eye and many other entertainments and leisure facilities located on London's popular South Bank. Covent Garden and Westminster are but a short stroll away making Lower Marsh one of Waterloo's most enviable addresses. EPC Rating B.

HALLWAY

6.42m x 1.05m (21'1" x 3'6")

Doors to bathroom, kitchen/ reception room, bedrooms one and two. Study area, wood flooring, entry phone system, recessed LED ceiling spot lights. Gas underfloor heating.

STUDY AREA

2.69m x 2.05m (8'10" x 6'9")

Fitted desk with shelving over, recessed LED ceiling spot lights, wood flooring. Gas underfloor heating.

RECEPTION ROOM

5.87m x 4.00m (19'3" x 13'2")

Two floor to ceiling double glazed windows to rear, wood flooring, recessed LED ceiling spot lights. Gas underfloor heating.

KITCHEN

3.10m x 2.39m (10'2" x 7'10")

Italian fitted kitchen with a range of wall and base units with glass worktop over, four ring ceramic hob with extractor hood over and electric oven under. Stainless steel one and half bowl sink with single drainer and swan neck mixer tap, undersink filtration system for drinking

water, glass splash back. Integrated fridge/freezer, integrated microwave and dishwasher. Gas underfloor heating, recessed LED ceiling spot lights.

BEDROOM ONE

4.54m x 3.89m (14'11" x 12'9")

Four built-in wardrobes, double glazed window to rear, wood flooring, recessed LED ceiling spot lights. Gas underfloor heating.

ENSUITE

2.66m x 1.44m (8'9" x 4'9")

Glass shower cubicle with wall mounted shower, wall mounted wash hand basin with mixer tap, inset vanity unit with storage under, low flush WC with concealed cistern, bidet, extractor fan, heated towel rail, recessed LED ceiling lights, frosted window to front. Electric underfloor heating.

BEDROOM TWO

3.01m x 2.64m (to front of wardrobes) (9'11" x 8'8" (to front of wardrobes))

Built-in wardrobe, double glazed window to rear, wood flooring, recessed LED ceiling spot lights. Gas underfloor heating.

BATHROOM

3.64m x 1.61m (11'11" x 5'4")

Panelled bath with glass shower screen and wall mounted shower over, sink unit with mixer tap inset vanity unit, bidet, low flush WC with concealed cistern, underfloor heating, storage cupboard with washing machine, extractor fan, recessed LED ceiling lights. Electric underfloor heating.

BOILER ROOM

Wall mounted boiler and underfloor heating system located outside the front door in the communal Hallway

FLOORPLAN

SHARE OF FREEHOLD

We are advised by the owner that this flat has a share of the freehold. We have not seen any

documentation to support this and recommend that you have this confirmed by your solicitor.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings



For full EPC please contact the branch

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

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



