



## ROYAL OAK YARD, LONDON, SE1

£700,000

Goldman Greg are delighted to present this bright and spacious two bed two bath fourth floor apartment located just moments from Bermondsey Street.

The property comprises two double bedrooms, two modern bathrooms (one ensuite), a large reception room, separate fitted kitchen and a private balcony with incredible views of the City skyline.

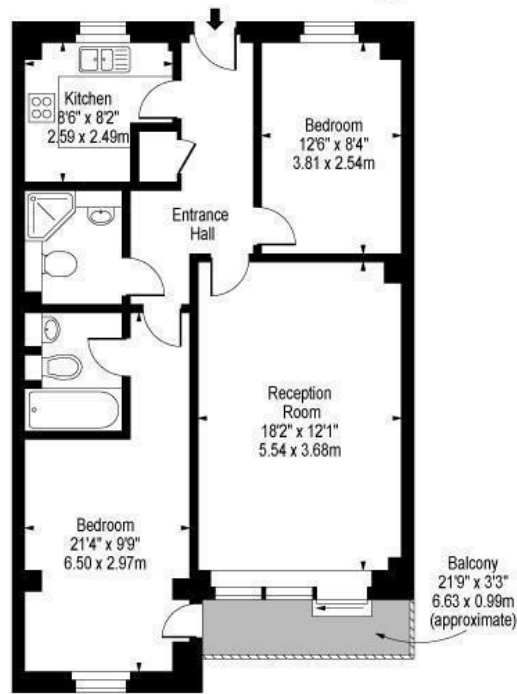
The area is home to London's most iconic landmark, Tower Bridge and is within the vicinity of many attractions such as The Shard, Tate Modern and Tower of London. Further benefits include a variety of bars and restaurants and is a short walk to the delights of Bermondsey Street, Maltby Street & Borough markets.

Although The City is within walking distance, the area is well connected with excellent transport links via London Bridge & Tower Hill stations, as well as the river taxi.



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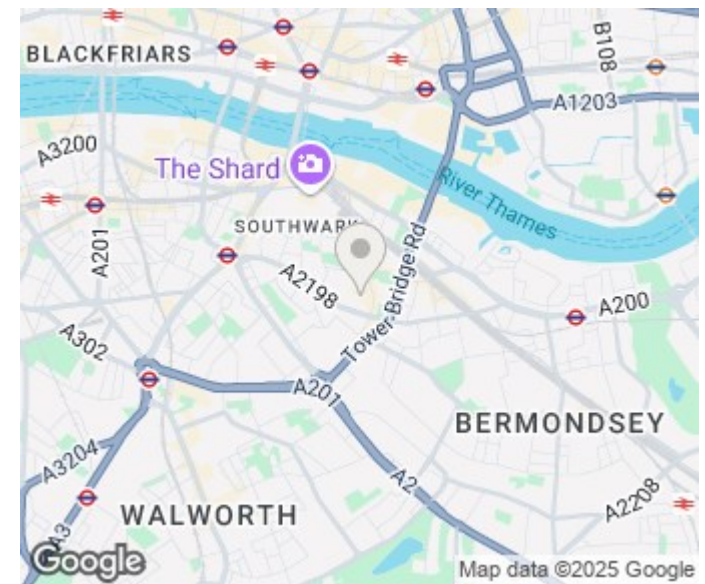
Larch Court,  
City Walk,  
London Bridge, SE1 3TQ



Fourth Floor

Approx Gross Internal Area 767 Sq Ft - 71.25 Sq M

For Illustration Purposes Only - Not To Scale  
Floor Plan from www.BigPropertyMarketing.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	83
	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

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