



Pocock Street, London, SE1 0BJ

A modern top floor two double bedroom apartment conveniently located moments from ever so popular South Bank, iconic Borough Market, and a short walk from the heart of the city across the River Thames.

The property boasts a generous and naturally bright open plan living area leading into the private balcony, a modern kitchen with plenty of storage space, a spacious master bedroom ensuite, a very well sized second double bedroom, and the a stylish family bathroom. Additional storage space can be found by the hallway.

Annual Service charge: £2,328.72

Annual Ground Rent: £249.96

Years Left On The Lease: 89

Figures may vary. Please double check all figures with your conveyancer.

- Chain Free
- Top Floor Apartment
- Private Balcony
- Moments from South Bank and Borough Market
- Short Walk from City Center
- Naturally Bright

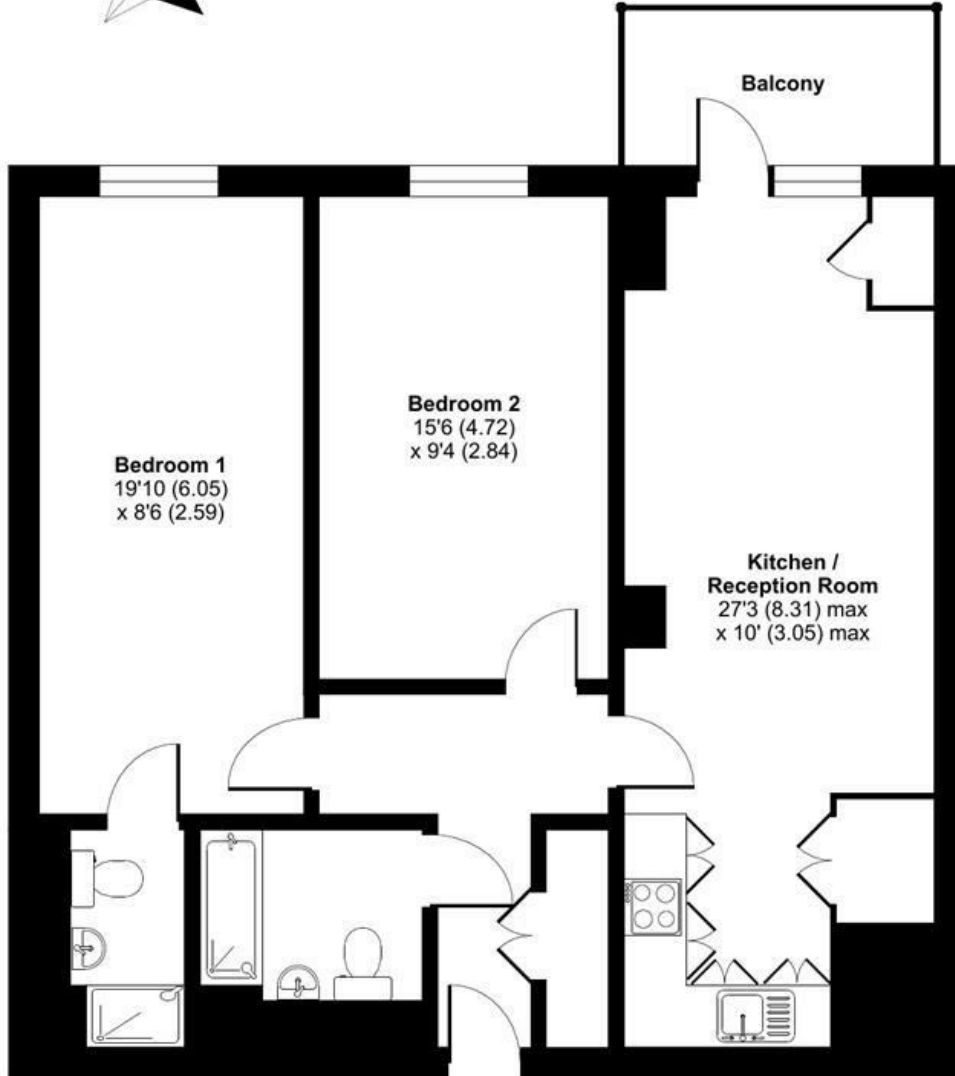
Alex & Matteo
ESTATE AGENTS

£690,000

Sharpley Court, 8A Pocock Street, London, SE1

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



FIFTH FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 990301

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