



## Hercules Road, London, SE1 7DX

A spacious, three bedroom apartment located in South Bank a short walk away from Waterloo and Lambeth North underground stations. The apartment features a spacious reception room, separate kitchen with plenty of storage, two spacious double bedrooms, a master bedroom with built in storage, and a family bathroom. The property also benefits from a communal roof terrace. The surrounding area boasts many local amenities such as local cafes, bars, restaurants, museum, and parks, as well as excellent transport links into central London and the rest of the UK.

Annual Service Charge - £1295.23  
Annual Ground Rent - £15  
Council Tax Band - D

The price takes in consideration the 88 years remaining on the lease, the fact that the property needs refurbishment, and the fact there will be major works to cover the costs to replace windows and redecorate the communal areas.

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Three Bedroom Apartment
- Access to Communal Roof Terrace
- Excellent Transport Links
- Great Blank Canvas Property
- Surrounded by Local Amenities
- Naturally Bright
- Moments from Waterloo and Lambeth North Stations
- Walking Distance from the West End

**Alex & Matteo**  
ESTATE AGENTS

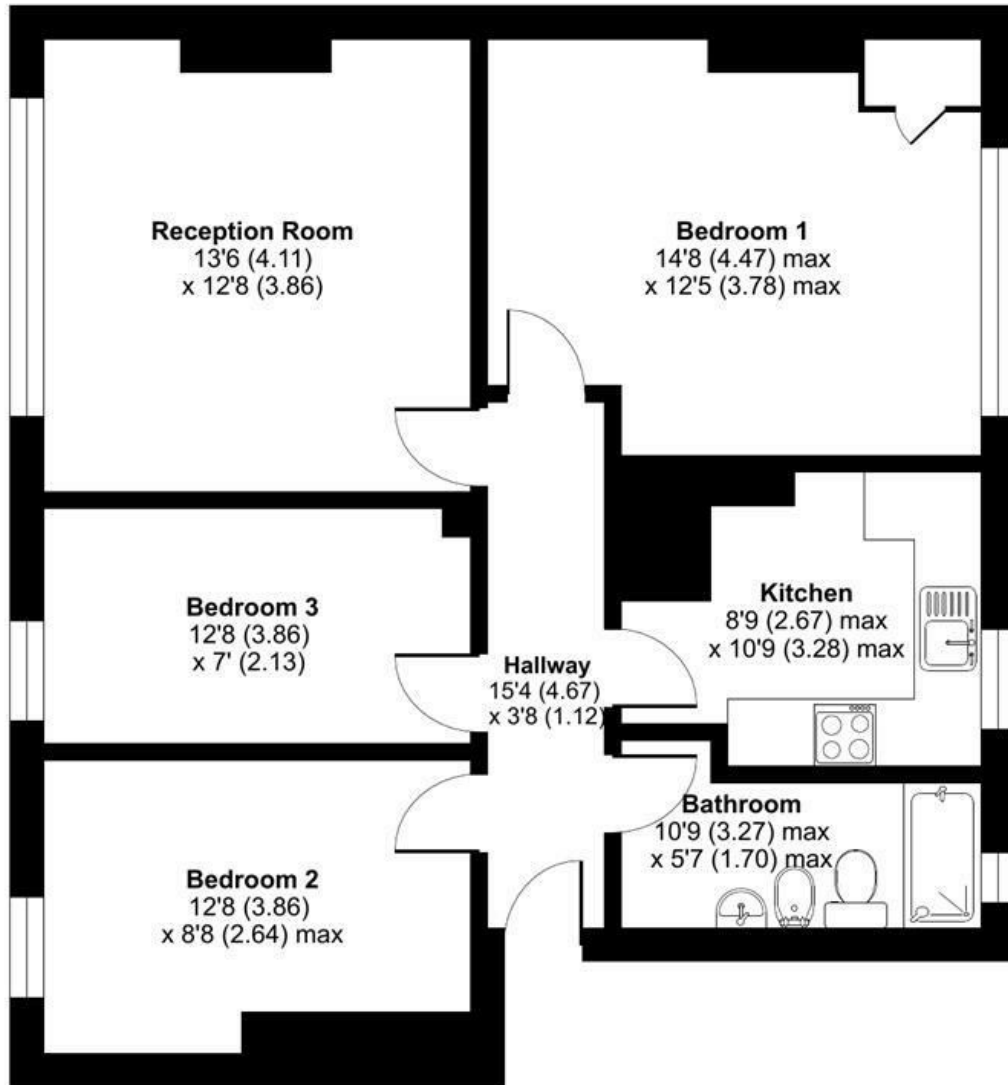
**Asking price £475,000**



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Approximate Area = 789 sq ft / 73.2 sq m

For identification only - Not to scale



THIRD FLOOR

**Alex & Matteo**  
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1281580

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