



**35 Parliament House 81 Black Prince Road, London, SE1  
7SZ**

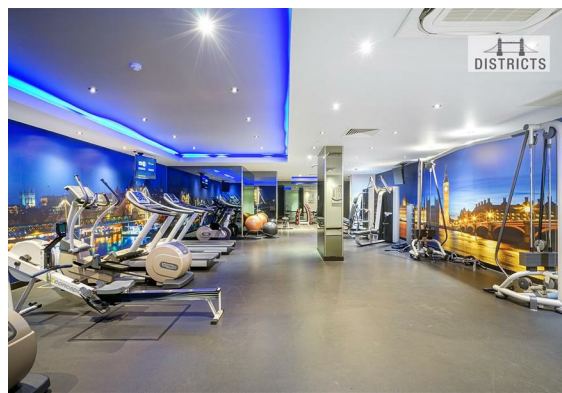
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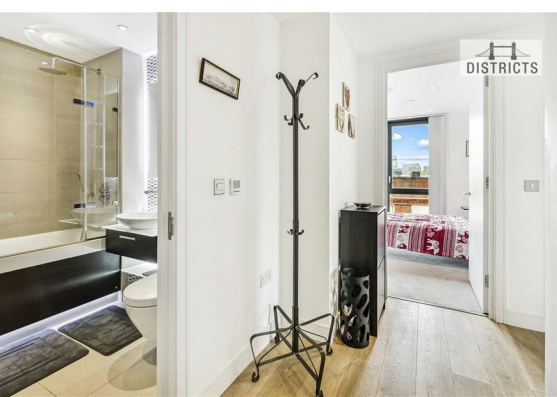
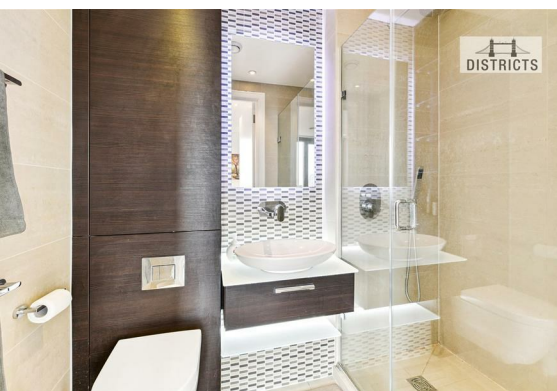
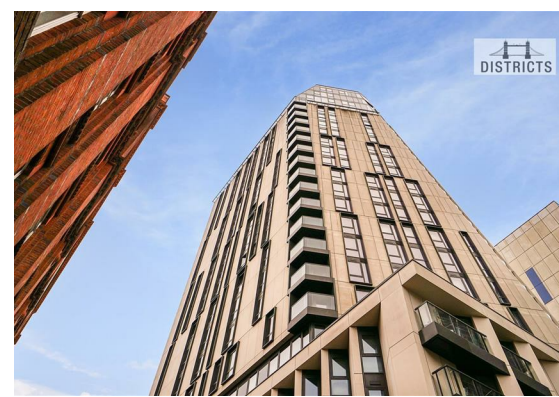
Stunning two bedroom apartment is now available to rent. This bright dual-aspect apartment further benefits from its own private balcony, a concierge, private residents' gymnasium, cycle storage and communal roof terrace. The property comprises an open plan reception with modern integrated kitchen, double bedrooms and luxury bathrooms. Located in central London and within walking distance of the South bank with a variety of lovely restaurants, Borough Market, and unique shopping experiences. Parliament House is also well connected with Waterloo, Westminster and Vauxhall and Nine Elms underground stations.

Available 16/08/2024 / Furnished

Stunning Views | Bedroom | Bright Interiors | Contemporary Finish | Residents' Gym | Hour Concierge | Close to Vauxhall Station | Nine Elms Station | Private Balcony

- Electricity supply – Mains | Heating – Insite Energy | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- Holding Deposit £680 (1 weeks rent ) | £3400 Deposit Payable (5 weeks rent) | Minimum Term: 12 months | Rent must be paid monthly in advance
- EPC Rating: C
- Council Tax Band: F, Lambeth
- Change of contract fee: £50 including VAT
- Lift access | Cladding: EWS1 Certificate not available





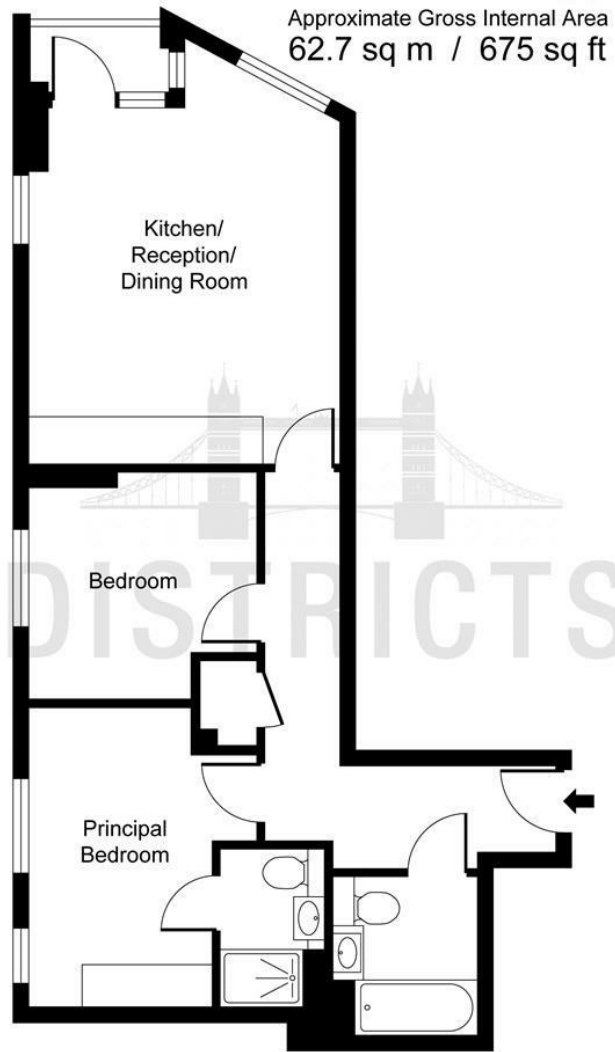



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ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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