



Apartment 2001, Strata Building 8 Walworth Road, London,  
SE1 6EH

 2  2  1  B



Finished to a high specification the property features an open plan reception room with floor to ceiling windows framing fantastic views over London, an integrated kitchen, two spacious bedrooms (with built-in wardrobes) and two luxury bathroom suites.

\*\* Photos of the bedrooms have been digitally dressed for marketing purposes.

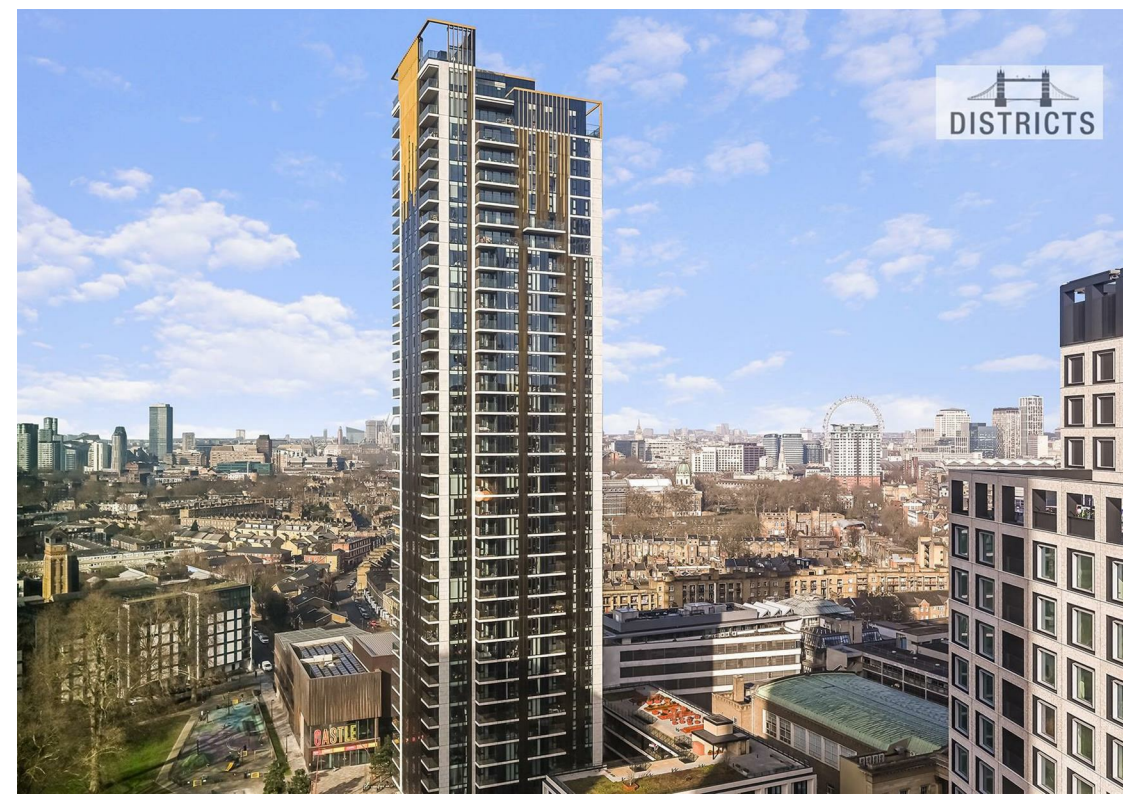
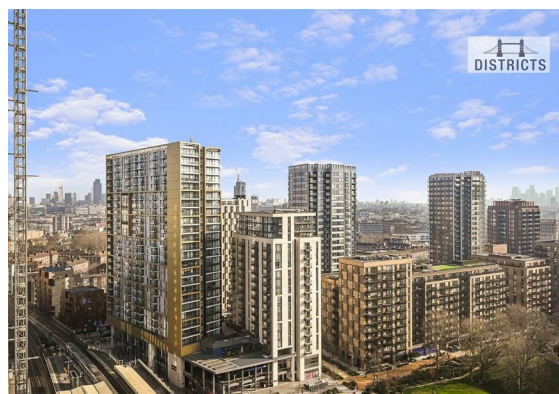
Residents have access to a 24-hour concierge service and cycle storage. Strata Building is ideally situated with easy access to amenities such as Borough Market, OXO Tower, Hawksmoor, London Eye, Tate Modern, National Theatre, St Paul's and various other boutique restaurants, coffee shops and cafes right on your doorstep.

The development is located next to Elephant & Castle National Rail and Underground stations (4-min walk), providing Underground and Rail services for commutes towards the City and West End. London Bridge is only a few minutes away.

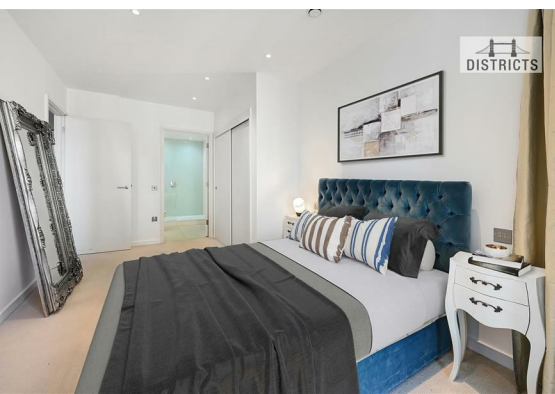
Leasehold: 110 Years remaining approximately  
Ground rent amount: Approx £375pa  
Review period: Ask agent  
Service charge amount: Approx £6,615 pa  
Approx  
Review period: Ask Agent  
Council tax band: E – Southwark

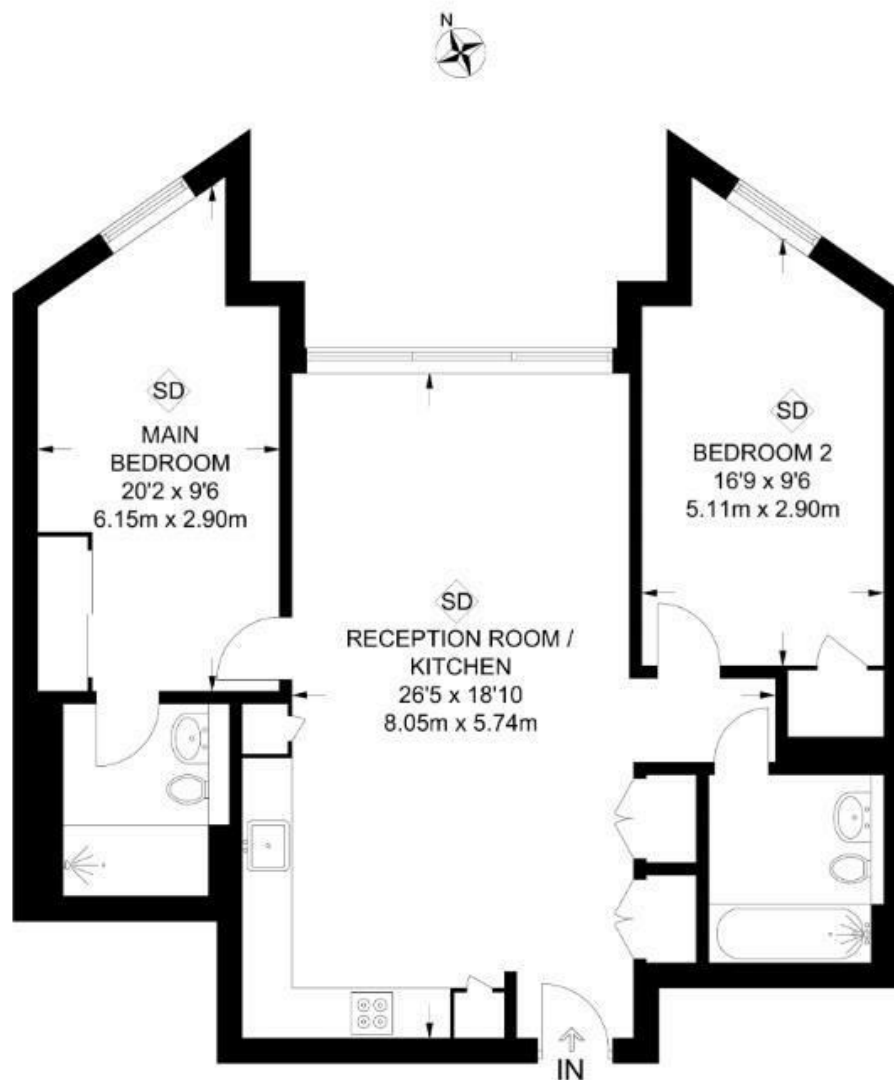
Electricity supply – Mains | Heating – Electric mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Southwark Council Website, Planning & Building Control









APPROXIMATE GROSS INTERNAL AREA  
884 SQ FT / 82.1 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.