



1 Salamanca Place , London, SE1 7HE

An excellent opportunity to purchase a spacious fourth floor 1 bedroom apartment in a modern block located conveniently close to the Thames between Lambeth and Vauxhall bridges. The flat is presented in good condition throughout and offers excellent value for money when compared to similar properties on the north side of the river. There is easy access to the City as well as the more local amenities to be found on the south bank. Both Westminster and Vauxhall underground stations are a short walk away.

Lease : Approximately 976 years unexpired

Service charge : £3600 for the current year

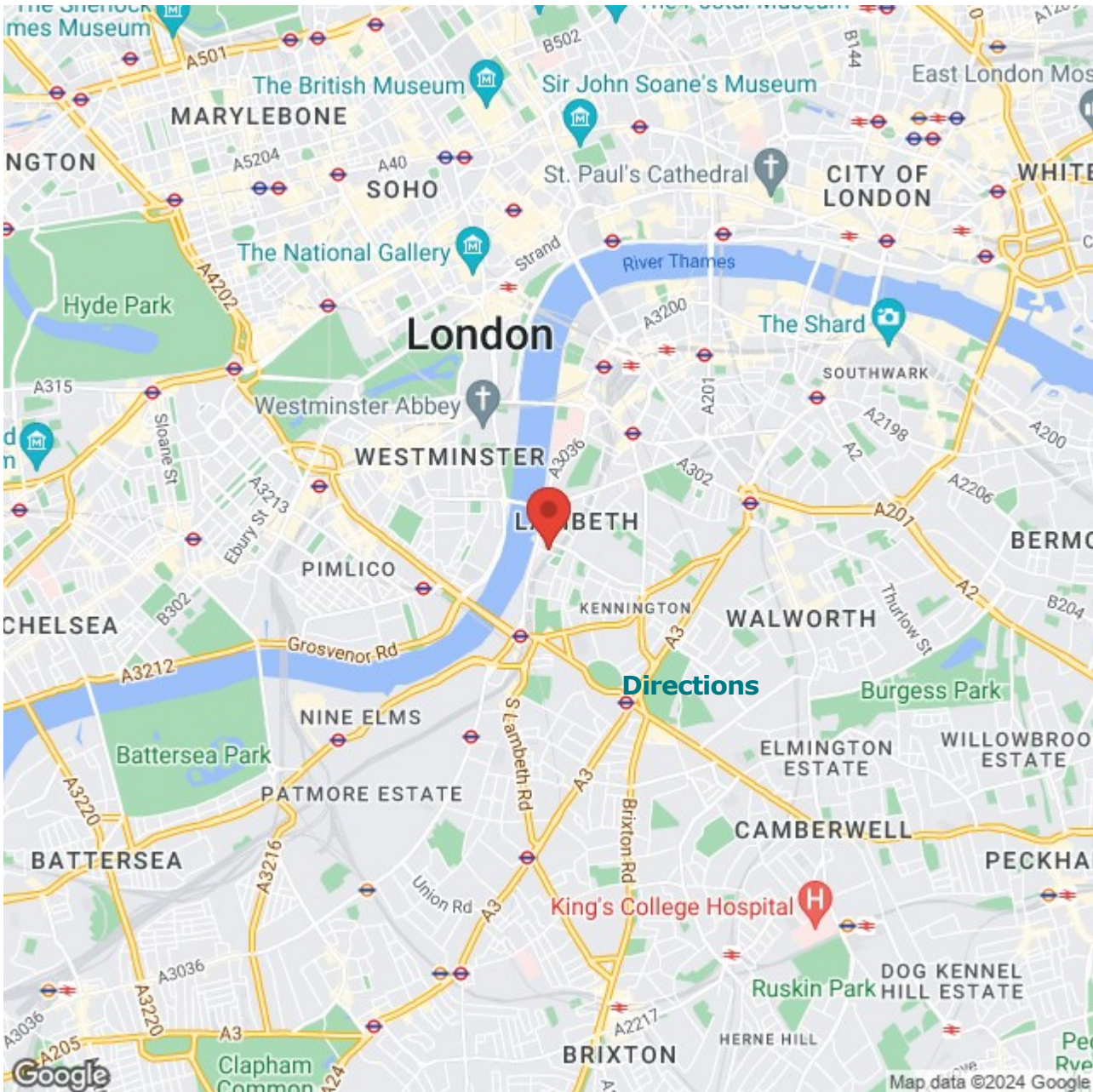
£485,000

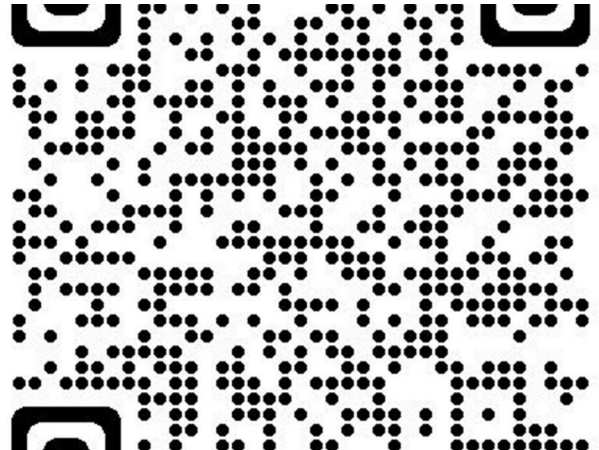
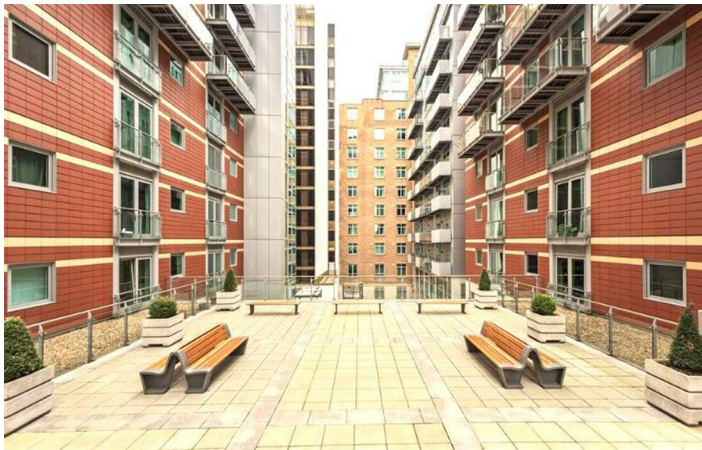
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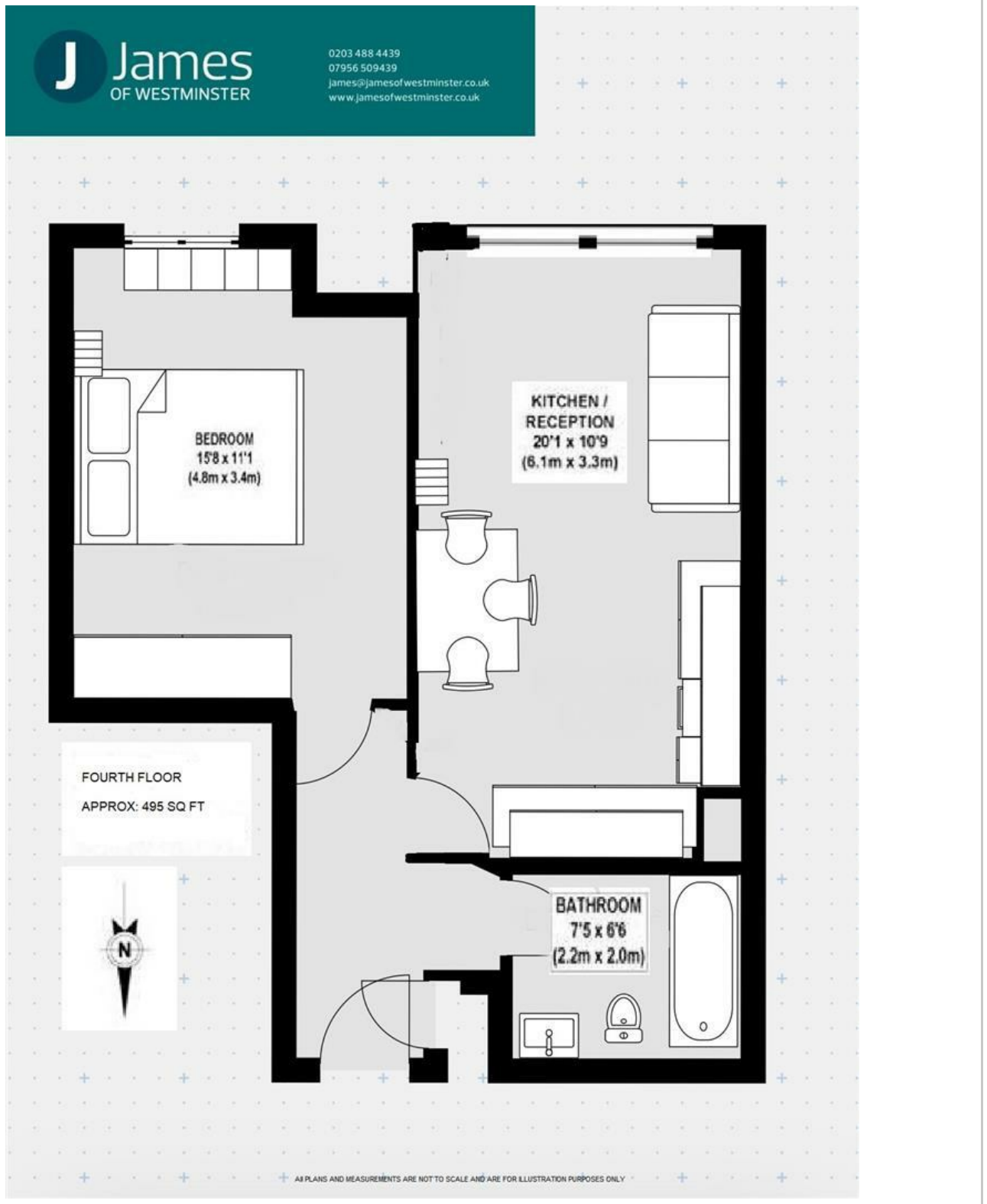


- Reception room
 - Modern kitchen
 - Bike storage
 - Double bedroom
 - 495 square feet
 - Communal patio gardens
 - Bathroom
 - Lift
 - Underground parking available by separate negotiation
- Close to underground and mainline stations





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	86		
<p>Very energy efficient - lower running costs</p> <p>(82-91) A</p> <p>(61-81) B</p> <p>(50-60) C</p> <p>(35-49) D</p> <p>(20-34) E</p> <p>(11-19) F</p> <p>(1-10) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(11-38) F</p> <p>(1-39) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	