



Lyss Homes



Flat 14 The Music Box, 235 Union Street, London, SE1 0LR

£840,000







# *Owner's Review*

'The flat is perfect for both home working and entertaining in the kitchen-living room space - we've had some incredible New Year's Eve celebrations with fantastic views of the fireworks over the London Eye. There's a great community and friendly vibe on our floor - we'll be sad to leave our lovely neighbours.'

£840,000

# Flat 14 The Music Box, 235 Union Street

London, SE1 0LR

- Two bedrooms
- Fifth floor with lift access
- Dual aspect and floor to ceiling windows with London Eye views
- 1 minute walk to Southwark Station
- Open plan living and kitchen with integrated appliances
- One bathroom
- South and West facing aspect
- Air conditioning in all rooms
- Walking distance to South Bank and The Shard amongst other popular locations
- Maintained to an excellent standard

Discover the epitome of luxury living in this 2 bed, 1 bath flat on the 5th floor of The Music Box. Situated in a prime location just a minute's walk from Southwark Underground station, this residence offers unparalleled convenience with access to various London Underground, Overground, and DLR stations, making this property a commuter's dream!

Featuring a south and west-facing aspect, air conditioning in each room, and floor-to-ceiling windows offering stunning views towards the London Eye, this flat is a modern oasis in the heart of London. The central location ensures easy exploration on foot or by bike, with popular attractions like the South Bank, Tate Modern, the Shard, Old Vic, and Royal Festival Hall all within walking distance.

With exceptional transport links, high-end amenities, and a stylish design, The Music Box is not just a residence; it's an experience. Find out more about this stunning property by contacting us to schedule a viewing.



**Kitchen/living area**

22'0 x 11'1 (6.71m x 3.38m)

**Bedroom 1**

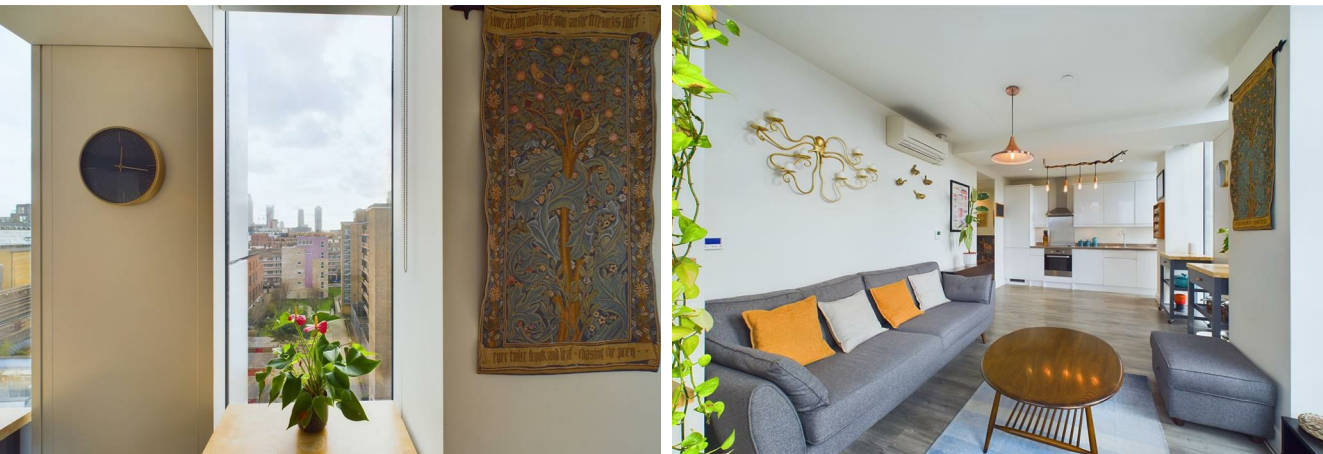
14'5 x 7'3 (4.39m x 2.21m)

**Bedroom 2**

12'7 x 9'8 (3.84m x 2.95m)

**Bathroom**

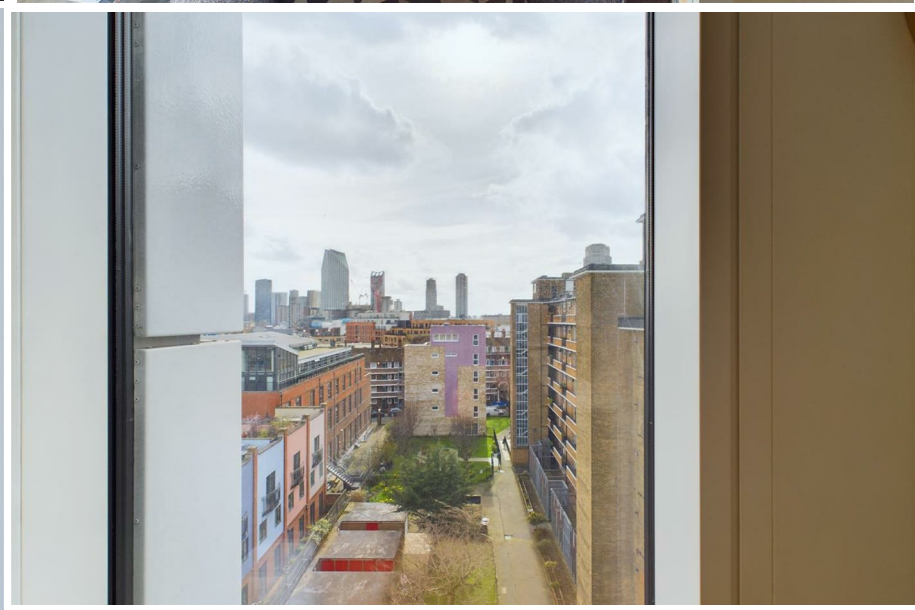
7'10 x 5'8 (2.39m x 1.73m)





# Owner's Review

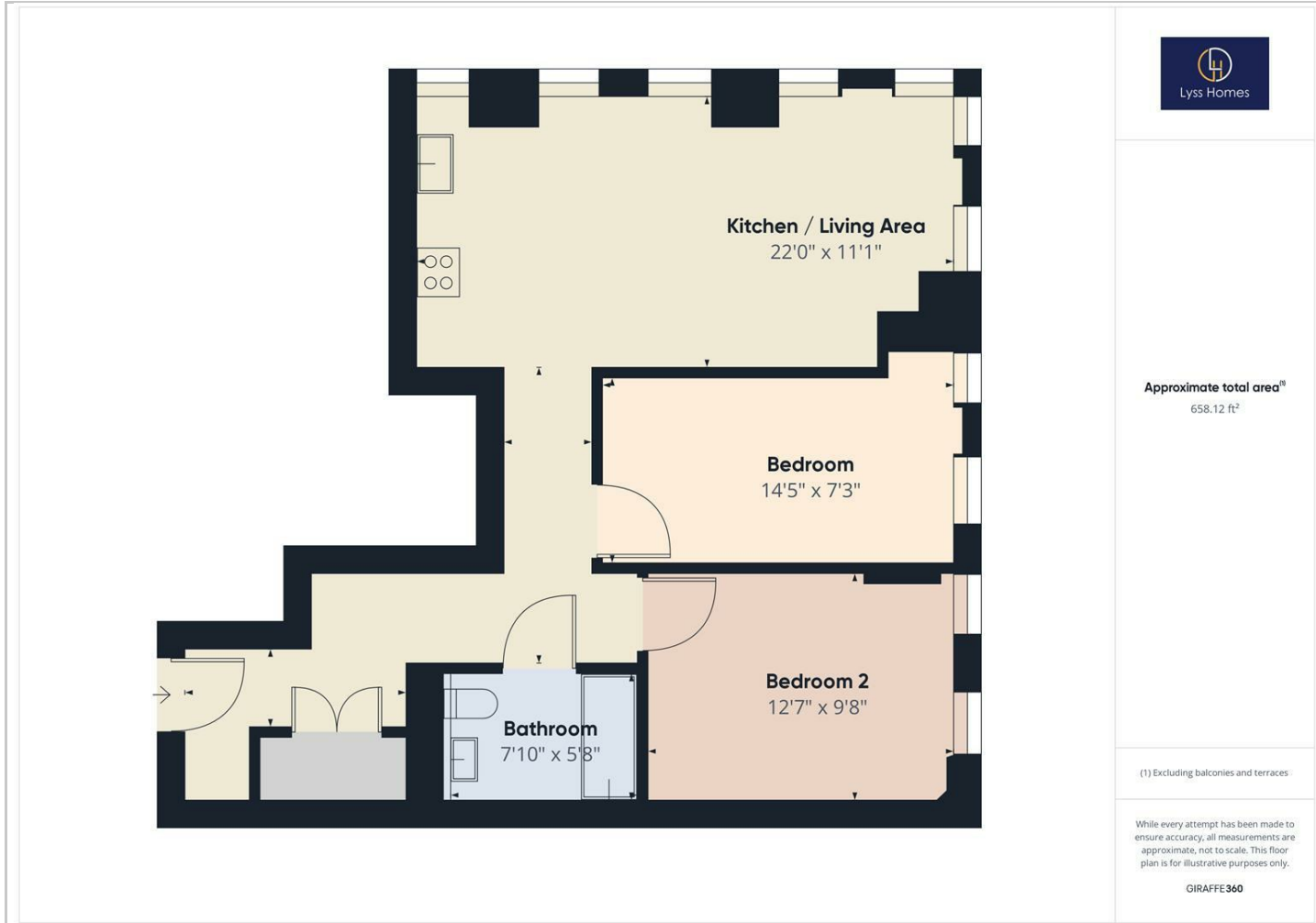
'Situated right in the heart of central London, the flat is a stone's throw from some of the best restaurants, pubs, theatres and galleries in the country! You're easy walking distance from the City, the West End and London Bridge or just a couple of stops from business hubs such as Canary Wharf.'



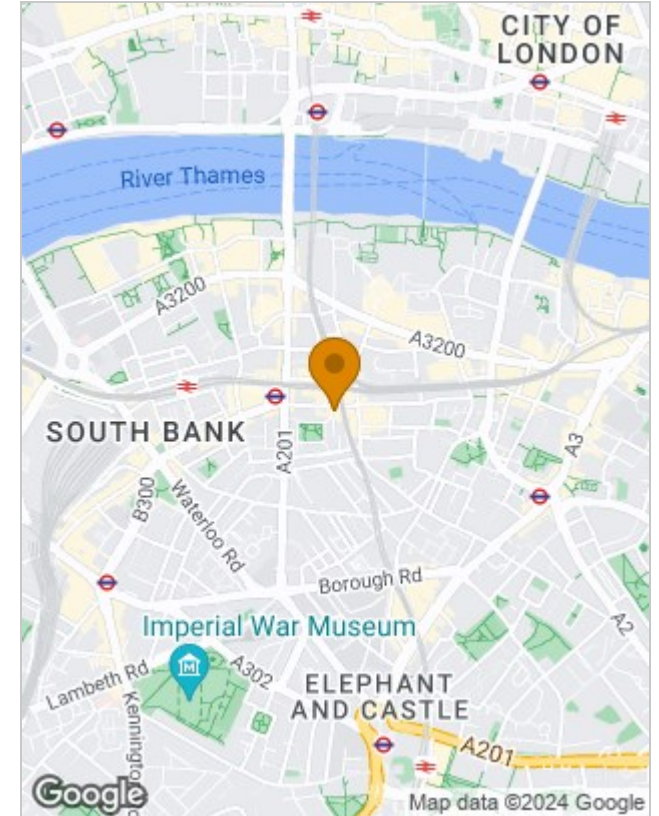




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		84	84
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

216 High Road Leytonstone, E11 3HU

Tel: 02080 505 452 Email: [info@lysshomes.co.uk](mailto:info@lysshomes.co.uk) <https://www.lysshomes.co.uk>