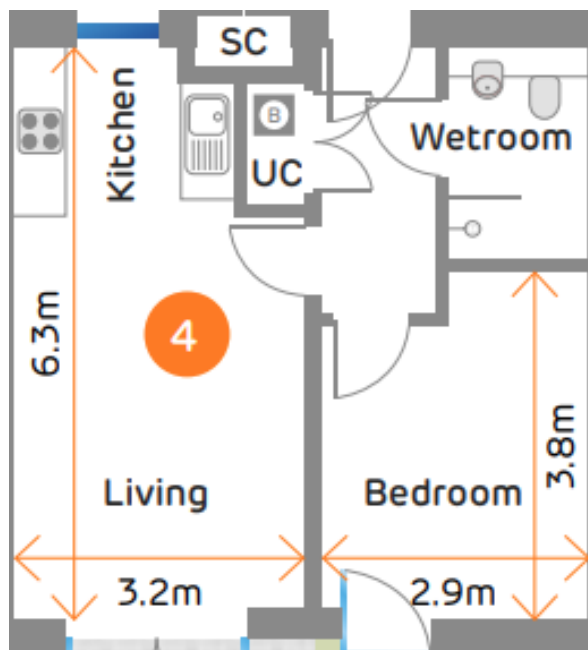


Flat 4, 8 Sail Street London SE11 6NQ



Specification

Kitchen

- Contemporary fitted kitchen units with white, soft close handleless doors
- Grey laminate worktop
- Stainless steel splash back behind ceramic hob
- Granite composite sink with drainer grooves
- Down lights under the kitchen wall units
- Integrated extractor hood
- Integrated oven and ceramic hob
- Integrated under counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and washing for washing machine in cupboard.

Wet room

- Dual flush white wall hung toilet and basin with single lever mixer tap
- Walk in shower with glass shower screen and porcelain tiles
- White solid surface vanity top and upstand
- Electric heated towel rail
- Shaver socket

Internal features

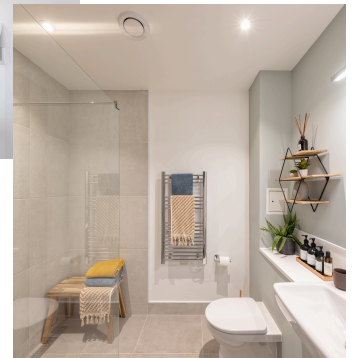
- Luxury vinyl tile, timber effect plank flooring

Heating

- Combi-boiler system with radiators (except bathroom)



Discounted price: £358,000
Monthly service charge: £166



Security / communal & external features

- Video entry phone system
- Lockable letterbox at ground floor entrance
- Communal refuse store with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Bicycle stores on every floor

Electrical & lighting

- Wiring for SkyPlus compatible satellite and terrestrial television for communal integrated television reception system
- TV points in living area and bedroom
- Telephone point with broadband capability in living area and bedroom
- Wall mounted lighting in the bedroom
- Security lighting at entrance
- LED downlights throughout

Windows:

- Double-glazed full-height windows in every home
- White voile curtains in living room and bedroom
- Roller blind in bedroom

Key features

- Fully furnished, never been lived in
- String bespoke workspace
- Fitted bedroom storage
- 8 min walk to Lambeth North Station in Zone 1
- 15 min walk from Waterloo, Kennington and Elephant & Castle Stations
- Communal roof terrace with skyline views over London
- Wide range of restaurants, shops, and cafes nearby
- Join a community of like-minded people

Key information:

Reservation fee: £500

Lease & ground rent: This home is sold with approximately 117 years remaining on the lease and with a ground rent of £350 per annum (due for review in 2027).

Energy rating: EPC rating B

Council tax: Band D, £1865.41 per year

Gas supply: This home has an individual gas combi-boiler system with radiators.

Service charge: Payable to the Managing Agent, Prime Property Management, and reviewed annually based on actual spend. There is a Residents' Management Company (RMC), of which all homeowners are members; some homeowners may choose to become Directors of the RMC.

Building Warranty: Provided by Premier Guarantee, valid until February 2027.

Parking: Sail Street SE11 is a car-free development, and homeowners will not be granted a residents' parking permit.

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen.

Resales: You will have to sell your home to an eligible person at the same discount at which you purchased it. The exact discount will be detailed in your lease.

March 2025.