



Palm House
70 Sancroft Street, SE11





A two-bedroom apartment situated on the second floor of a modern, purpose-built development on the South Bank. Offering 741 sq ft of bright and airy living space, the property features an open-plan kitchen and reception area leading onto a private balcony, two double bedrooms, and a spacious bathroom suite. Ample built-in storage is provided throughout, including a large utility cupboard and the property is offered chain free.

Ideally located within walking distance of Albert Embankment and Vauxhall Station (just 7 minutes to Oxford Circus and 4 minutes to Waterloo), with easy access to Westminster, Victoria and central London.

- Two-bedroom modern apartment located in purpose-built development on the South Bank
- Offers 741 sq ft of bright and airy living space
- Features an open-plan kitchen and reception area leading onto a private balcony
- Includes two double bedrooms and two bathrooms
- Ample built-in storage throughout, including a large utility cupboard
- Ideally situated within walking distance of Albert Embankment and Vauxhall Station

Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 250 years from August 1 2014

Service Charge: £2,773 Per Annum

Ground Rent: £250 Per Annum

Local Authority: London Borough Of Lambeth

Council Tax Band: E

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

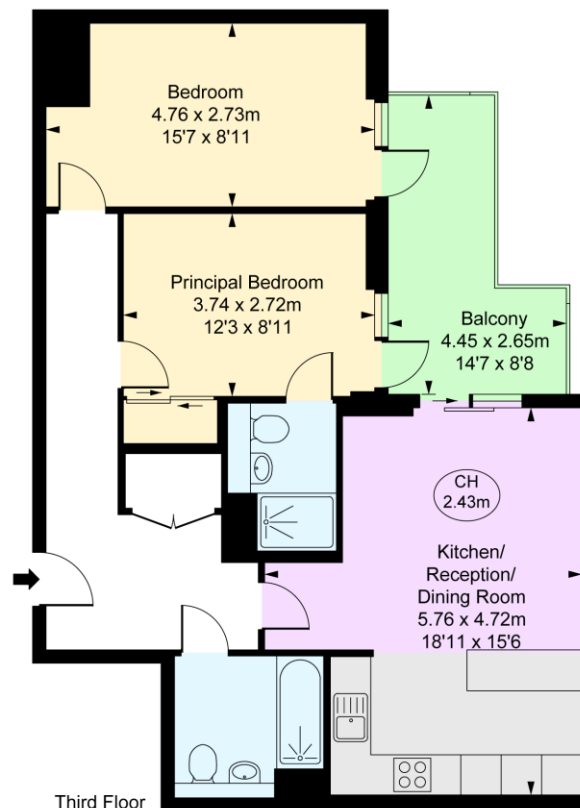
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Palm House,
Sancroft Street, SE11
Approximate Gross Internal Area
68.80 sq m / 741 sq ft
(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
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