



# Providence Square

London, SE1

Offers in excess of  
£900,000

A rare opportunity to own this beautiful two bedroom/bathroom apartment with private balcony boasting superb views of Tower Bridge and the Japanese inspired water garden. Sold with a secure parking space, 24hr Concierge and long lease. A beautiful fourth floor apartment boasting superb views of the river, Tower bridge and overlooks the beautiful Japanese inspired water garden.

**CHESTERTONS**





# Providence Square

London, SE1

- Two Double Bedroom River Side Apartment
- Views Of Tower Bridge
- 24hr Concierge
- Gym Facilities
- West Facing Private Balcony
- Japanese Inspired Water Gardens
- Private Parking
- Long lease





All of the rooms in this two bedroom apartment are filled with abundant natural light with a spacious living room (ideal for entertaining), which opens out to a private balcony with direct views of Tower bridge, two generous double bedroom both with built in storage ( master bedroom features ensuite),family bathroom and separate galley style kitchen. The property is also sold with an underground parking space.

Residents also benefit from 24-hour concierge/porter and gym facilities, leisure facilities such as sauna as well as the use of the beautiful Japanese Water Gardens.

The area is home to London’s most iconic landmark, Tower Bridge and is within the vicinity of many attractions such as The Shard, Bridge Theatre, Tate Modern and Tower of London. Shad Thames and One Tower Bridge boast a variety of bars, restaurants, cafes and shops. Providence Square is also within close proximity to, Bermondsey Street, Maltby Street & Borough Markets. Although The City is within walking distance, the has excellent transport links via Bermondsey tube, London Bridge Station, Tower Hill Tube, Thames Clipper and Tower Gateway DLR.

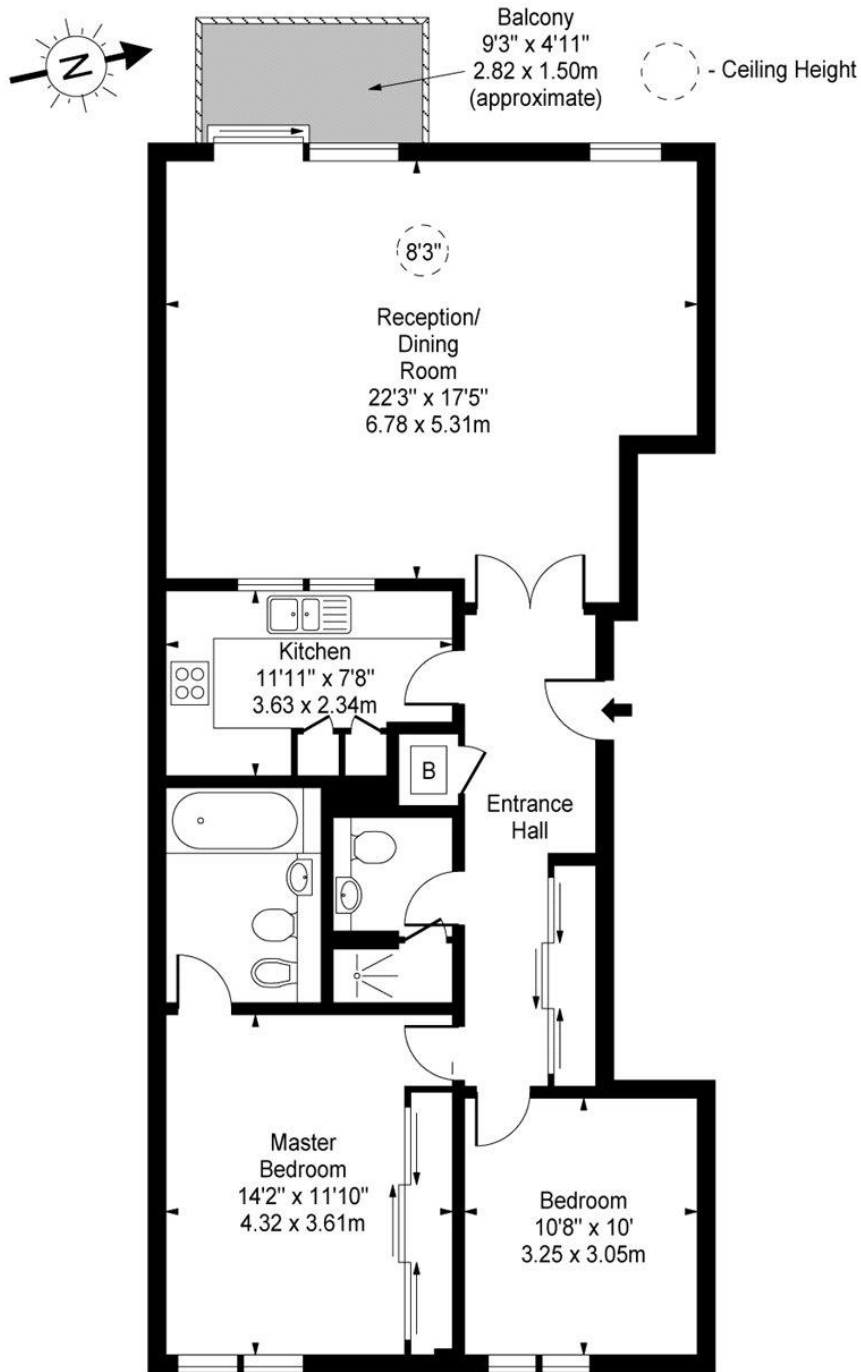
**Tenure:** Leasehold 973 years 6 months  
**Service Charge:** £4094 p.a  
**Ground Rent:** £175 p.a  
**Local Authority:** Southwark Council  
**Council Tax Band:** G

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (91-101)                                    | B |                         |           |
| (81-90)                                     | C | 81                      | 83        |
| (65-80)                                     | D |                         |           |
| (55-64)                                     | E |                         |           |
| (41-54)                                     | F |                         |           |
| (1-40)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

### Chestertons Tower Bridge Sales

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 London  
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# Providence Square, SE1



Fourth Floor

Approx Gross Internal Area **1003 Sq Ft - 93.18 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 009880M

