

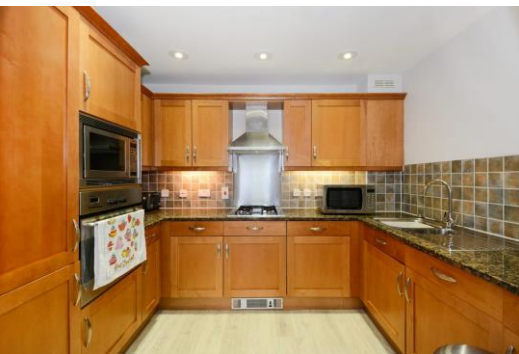


# Russell Lodge

22 Spurgeon Street, SE1

Offers in excess of £645,000

A charming, and recently refurbished two double bedroom two bathroom apartment located in the highly sought after Russell Lodge development.



# Russell Lodge

22 Spurgeon Street, SE1

- Two Bedroom
- Two Bathroom
- Private Parking
- 1st Floor
- Recently Refurbished
- Quietly Located
- Walk-up
- Close Proximity To London Bridge/Borough Station





The property benefits from two bright and well-proportioned double bedrooms with an ample amount of built in storage, two modern bathrooms (one of which is an ensuite), a large and separate integrated kitchen and a spacious and bright reception room that has recently been refurbished along with the bedrooms.

The apartment also benefits from secure car parking.

Borough is a hive of activity with many attractions on the doorstep, including the renowned and award winning Borough Market, London's oldest food market attracting locals and tourists alike. Further highlights of the area are the Tate Modern, housed in the Bankside Power station, The Shard, Southwark Cathedral, the Globe Theatre as well as the vibrant Bermondsey Street is only half a mile away. For those not walking over a bridge into the City, options include London Bridge tube and main line stations as well as Borough tube providing Jubilee & Northern Lines (3 stops to Canary Wharf), boat services as well as London's exceptional bus services.

**Tenure:** Leasehold 100 years 7 months

**Service Charge:** £2280 p.a

**Ground Rent:** £175 p.a

**Local Authority:** Southwark Council

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)	83	83
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

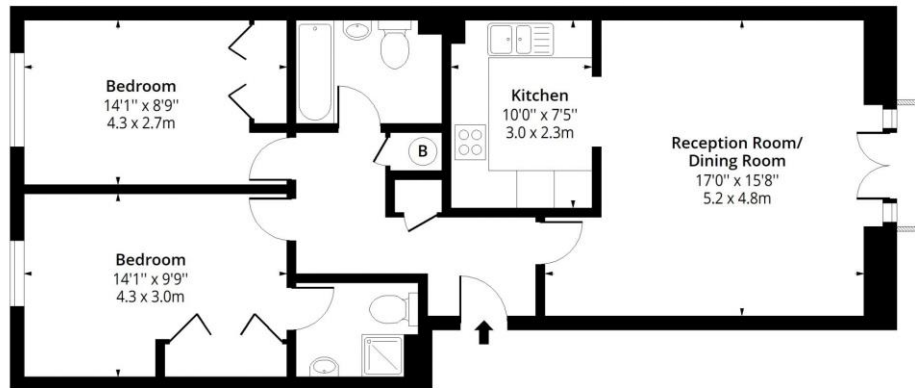
towerbridge@chestertons.co.uk

020 7357 7999

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# Russell Lodge, London SE1

Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M



## First Floor

Floor Area 789 Sq Ft - 73.30 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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