



## Arden House Black Prince Road SE11

**£400,000**  
**LEASEHOLD**

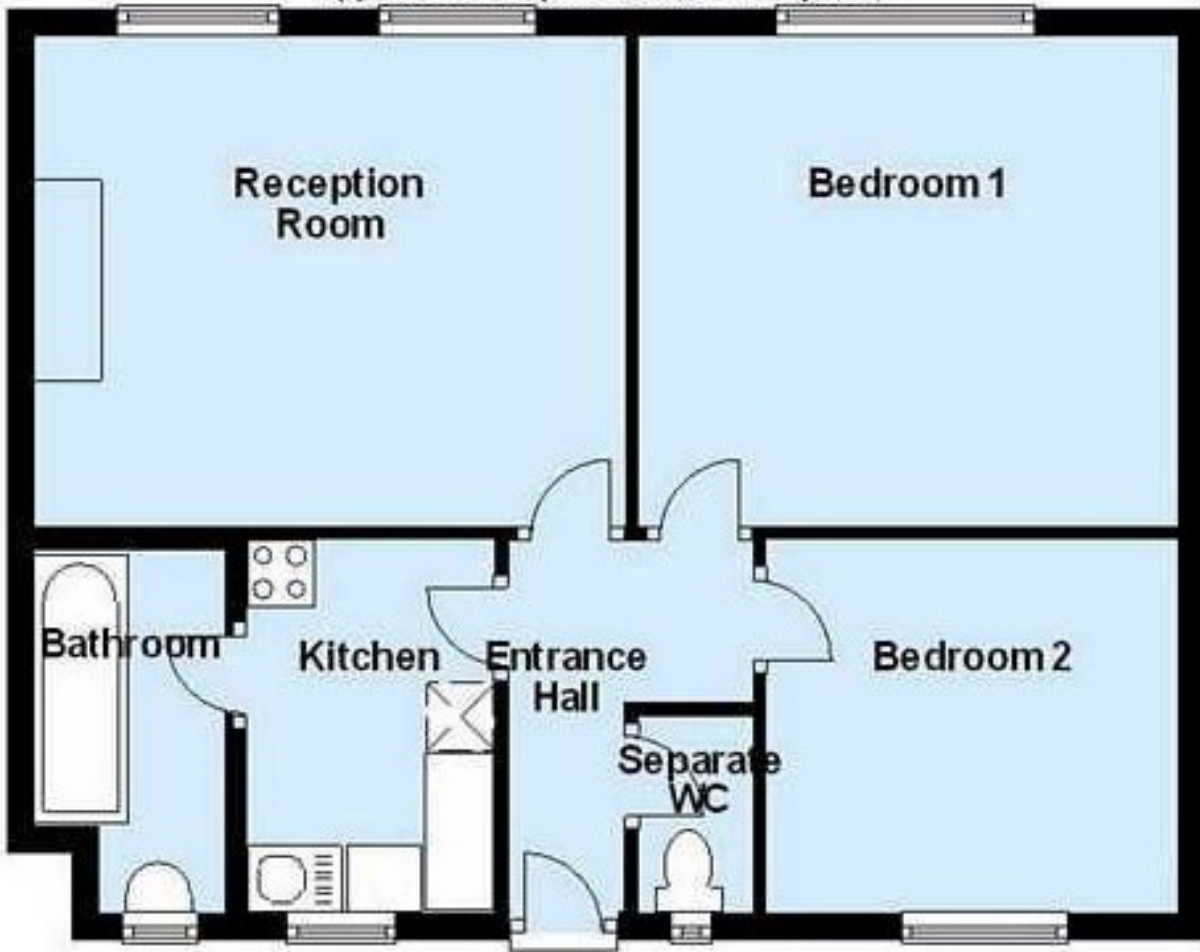
LEONARD LEESE are pleased to announce the instruction of this beautifully presented two double bedroom apartment located moments from the river in the highly desirable SE11 area. The property is very well proportioned, comprising two double bedrooms, a large lounge, a fully fitted kitchen and bathroom. The apartment is situated on the 2nd floor of a small pleasant block and is well placed for easy access to Waterloo, Lambeth and Vauxhall tube stations.


Call the sales department to reserve a viewing on 0207 015 1360.



## Second Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Borough Sales**  
230 Borough High Street  
London  
SE1 1JX

020 7015 1360  
enquiries@leonardleese.com  
www.leonardleese.com

