



## Murphy House Borough Road

£350,000

LEASEHOLD

A highly attractive 5th floor, Victorian Mansion flat with a large sash windows and hard wood floors, a fully fitted kitchen and a large living room, a double bedroom with ample storage, a separate bathroom and WC, plus a private balcony.

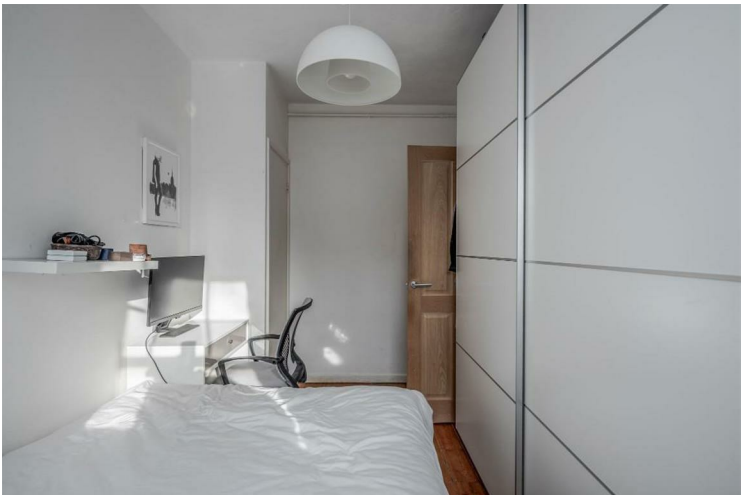
Borough Road is very well located with easy access to Waterloo, 0.5 miles away, and Southwark underground 0.4 miles away. There are numerous shops, restaurants and some of the areas best pubs and bars in the vicinity, with the Southbank just beyond.

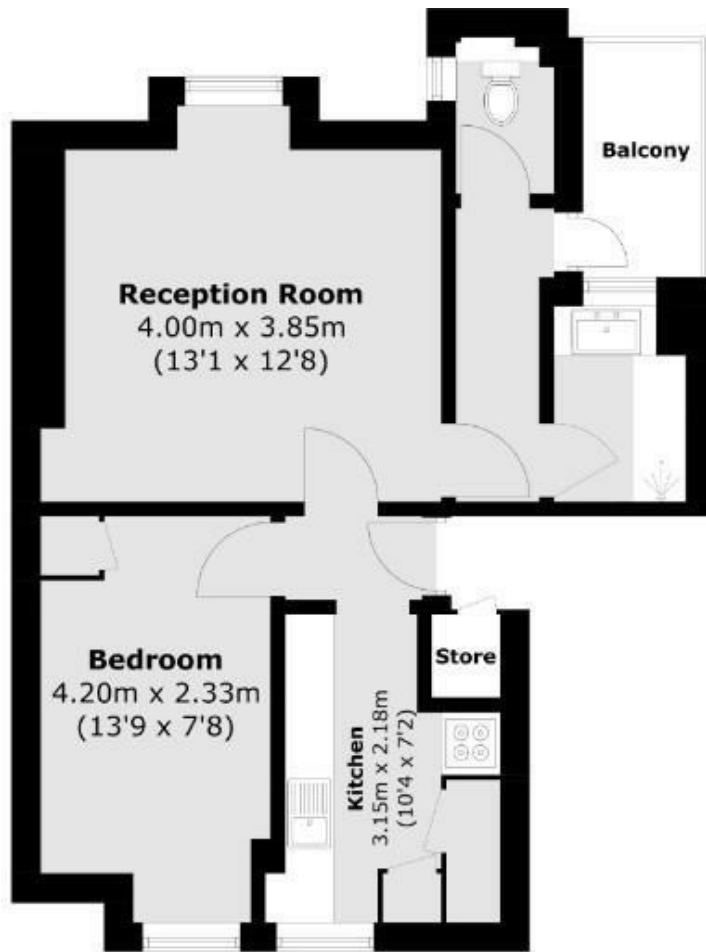
Call the Sales Department to reserve a viewing 0207 015 1360.



• One Bedroom Apartment • Private Balcony • Fifth Floor • Superb Location • Victorian Mansion Block







### Fifth Floor

Total area (approx.): 41.4 sq. m (445.6 sq. ft)  
 Store (approx.): 0.6 sq. m (6.4 sq. ft)  
 Balcony: 2.8 sq. m (30.1 sq. ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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