



## Flat 46 Shere House SE1

**£575,000**  
LEASEHOLD

This fantastic three bedroom flat is presented in excellent condition. The property comprises a main reception room, fitted kitchen, private balcony, two bathrooms and three bedrooms. Located on Great Dover Street, the property is within easy reach of a great range of local shops, bars and restaurants with a further selection of amenities available in Borough.

Call the sales department to reserve a viewing 02070151360.

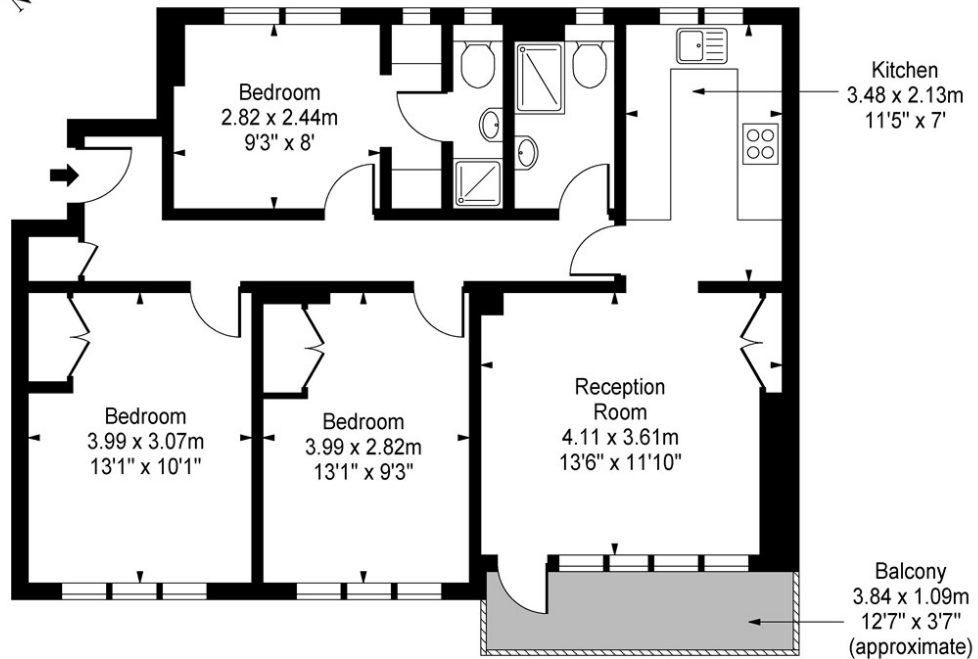


- Three Bedroom Apartment • Two Bathrooms • Superb Location • Length of Lease - 108 Years • Council Tax - Band C (£1,417 p/yr) • Ground Rent - £10 PA





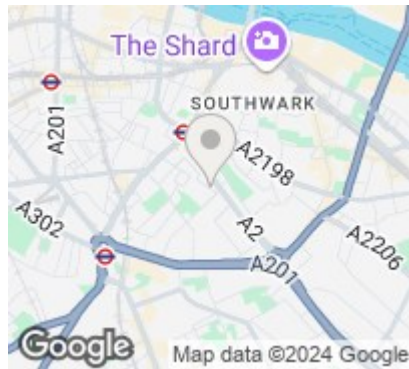
# Great Dover Street, SE1



Third Floor

Approx Gross Internal Area 774 Sq Ft - 71.91 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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