



## 13 Patrick Court Southwark

£650,000  
LEASEHOLD

LEONARD LEESE present to market this modern two double bedroom apartment on Webber Street, Southwark / Borough SE1. The property is set on the first floor and comprises two double bedrooms, modern kitchen and living area, luxury bathroom and a private balcony. Includes parking.

Webber Street is a peaceful location that offers swift access into the City and fabulous Borough Market. Transport links include Borough Underground Station (Northern Line) and Waterloo Station (Jubilee, Northern and Bakerloo lines, National Rail).

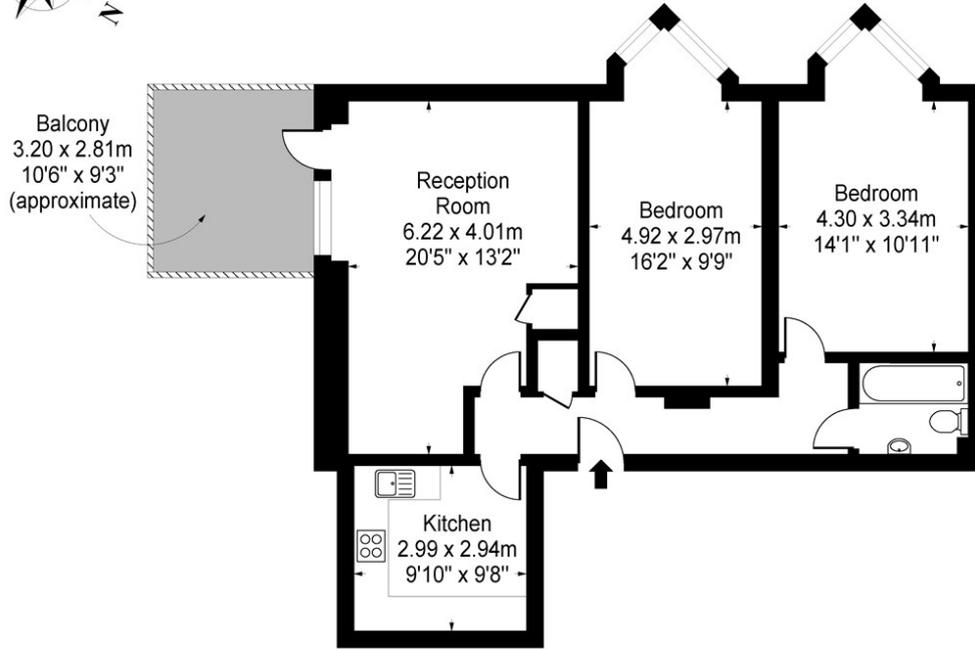


- Private Balcony • Private Parking Included • Modern Development • First Floor • Service Charge - £170 Per Month • No Ground Rent





# Webber Street, SE1



First Floor

Approx Gross Internal Area 859 Sq Ft - 79.85 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		79	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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