



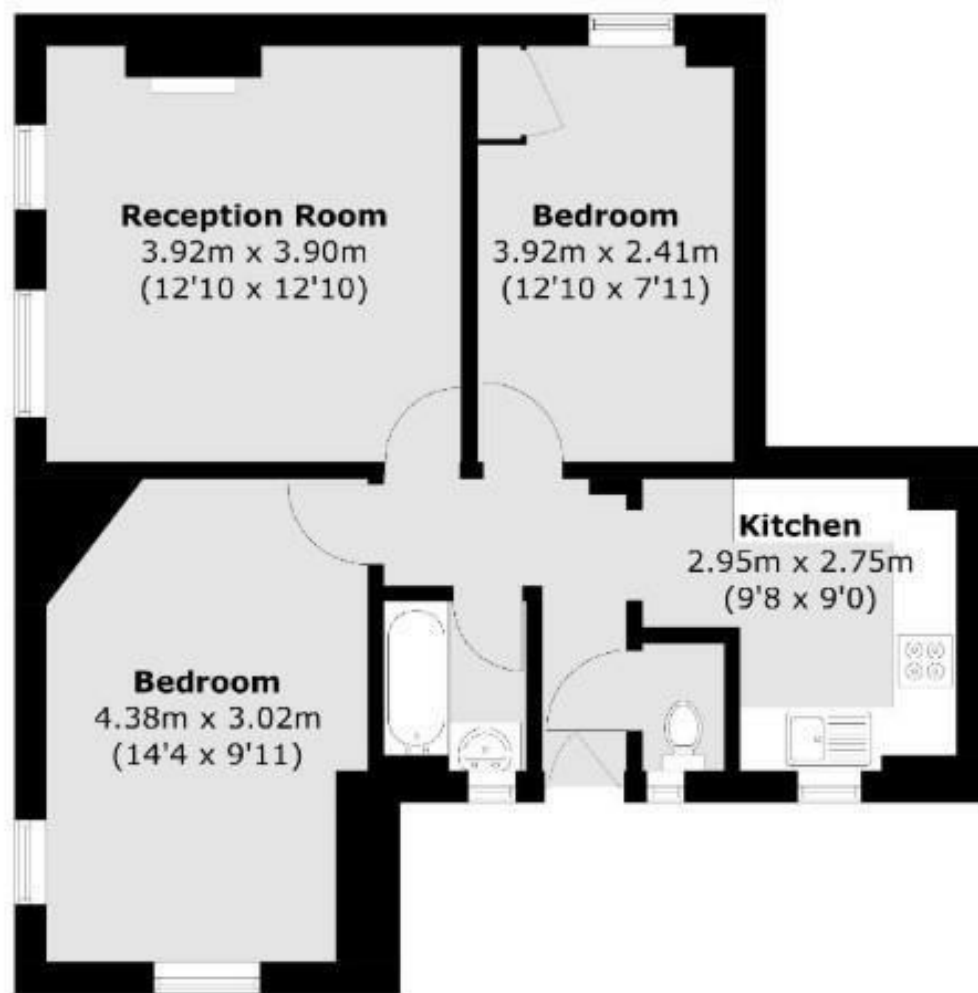
Staple Street SE1

£420,000
LEASEHOLD

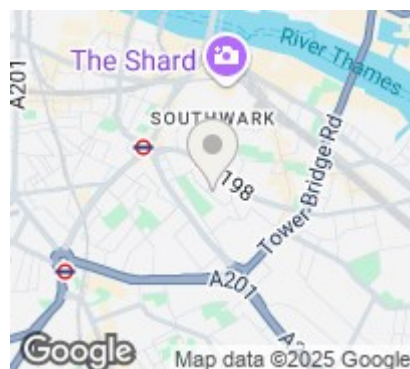
Leonard Leese are pleased to market this superb two bedroom property just off Long Lane in Borough. An attractive first floor flat, with a separate kitchen and a spacious living room, two generous double bedrooms, bathroom and WC. This is a chain free sale with permit parking available. The property benefits from a corner plot providing more spacious living conditions and an abundance of natural light.

Staple Street a very quiet side street, enviably located in the heart of SE1, beside Tabard Gardens. There are numerous amenities in the vicinity within easy reach of Borough Market & the South Bank, via Borough High Street. Both London Bridge & Borough stations are close by.





Total area (approx.): 55.3 sq. m (595.2 sq. ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(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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