



## Flat A, 25 Tabard Street London

**£625,000**  
**LEASEHOLD**

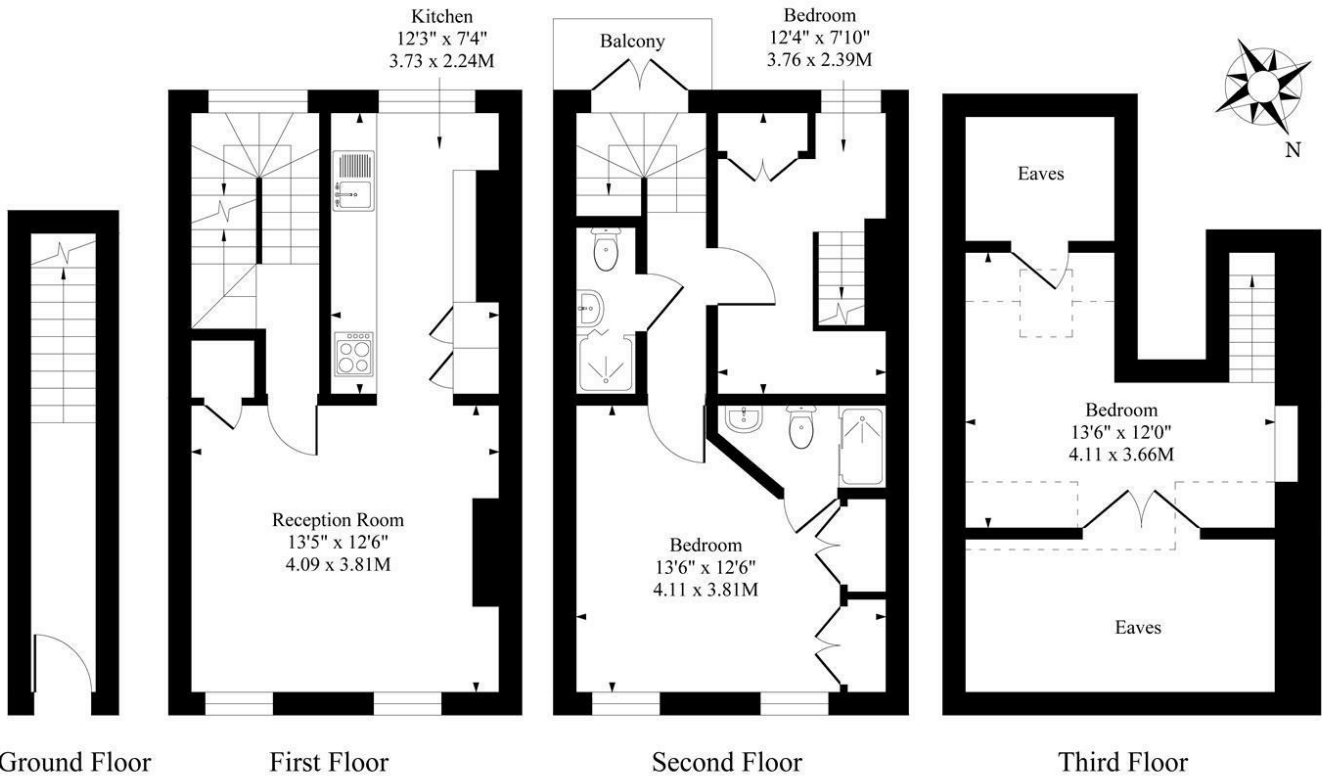
A well presented larger than average two bedroom apartment situated on Tabard St, a superb central location. The property boasts a very good size reception room, separate kitchen, two double bedrooms (one en-suite) with the second bedroom having an ideal separate office space and a newly renovated modern bathroom. This property is a must see!

The property also includes a lovely Juliette balcony, perfect for a late summers evening!

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



Tabard Street, LONDON, SE1



Approximate Gross Internal Area 870 Sq Ft - 80.82 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          | 63      | 76                                                                                                            |
| (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 |         |                                                                                                               |
| 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

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

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

