



## 56 Lant Street London

**£475,000  
LEASEHOLD**

Top floor (4th, corner plot), one bedroom apartment within The Rise SE1 - the development is very conveniently tucked away behind Borough High Street but centrally located near to Borough tube station. The property comprises a bright open-plan kitchen/living room with integrated appliances, a double bedroom, a contemporary bathroom and a private balcony with views of the City and the Shard.

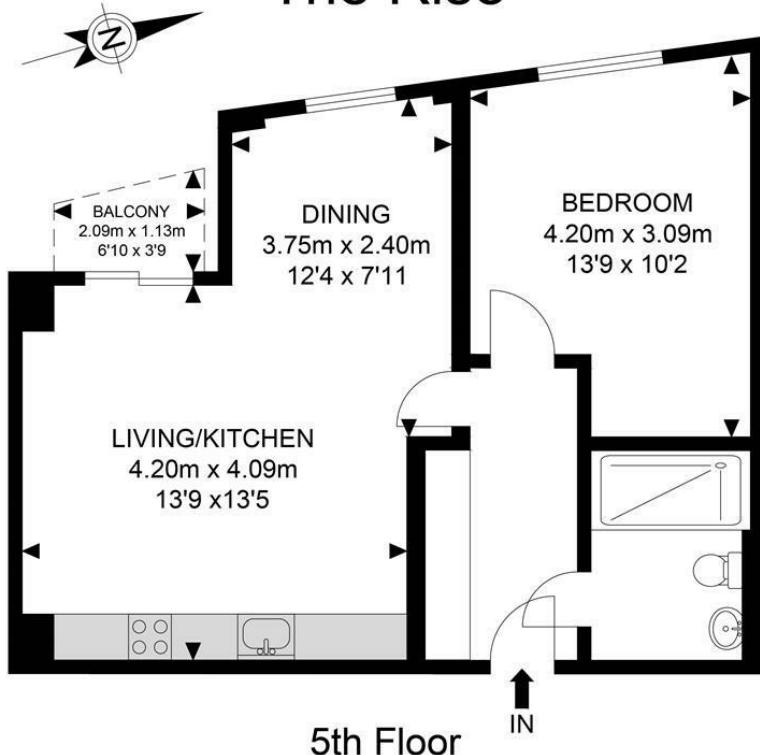


- One Bedroom Apartment • Top (4th) Floor • Views of the Shard • Lant St SE1 • Superb Location • Council Tax - Band C





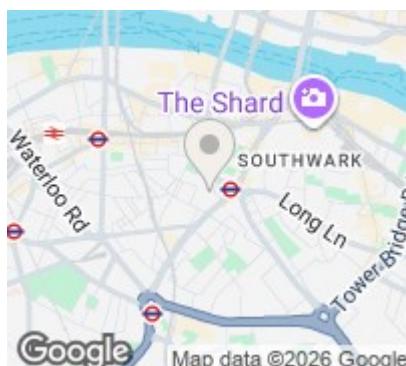
# The Rise



APPROX. GROSS INTERNAL FLOOR AREA 482.22 SQ FT / 44.80 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 16.14 SQ FT / 1.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 Photography and Floor Plan



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 86                      |
| (81-91)  | B       |                         |
| (69-80)  | C       | 74                      |
| (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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