



## Lancaster Street, SE1

### £850,000

A high spec modern apartment with a spacious open plan living room and fully fitted modern kitchen, three bedrooms, two bathrooms and a utility cupboard, plus a large west-facing balcony, accessed via bi-fold doors.

Lumiere Court is very well located, on Lancaster Street, tucked back off Blackfriars Road, perfectly situated for a multitude of transport links including Waterloo, Southwark & London Bridge. It is considered a true entertainment & cultural hub.

### Features

- Three Bedrooms
- Two Bathrooms
- High Specification
- Under Floor Heating
- Long Lease - 991 Years
- Wes-Facing Private Balcony
- Valid EWS1 Form



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The apartment is very thoughtfully designed, with a contemporary feel, high quality fixtures & fittings, an integrated sound system, Quartz Caestone work surfaces, under floor heating and floor to ceiling windows.

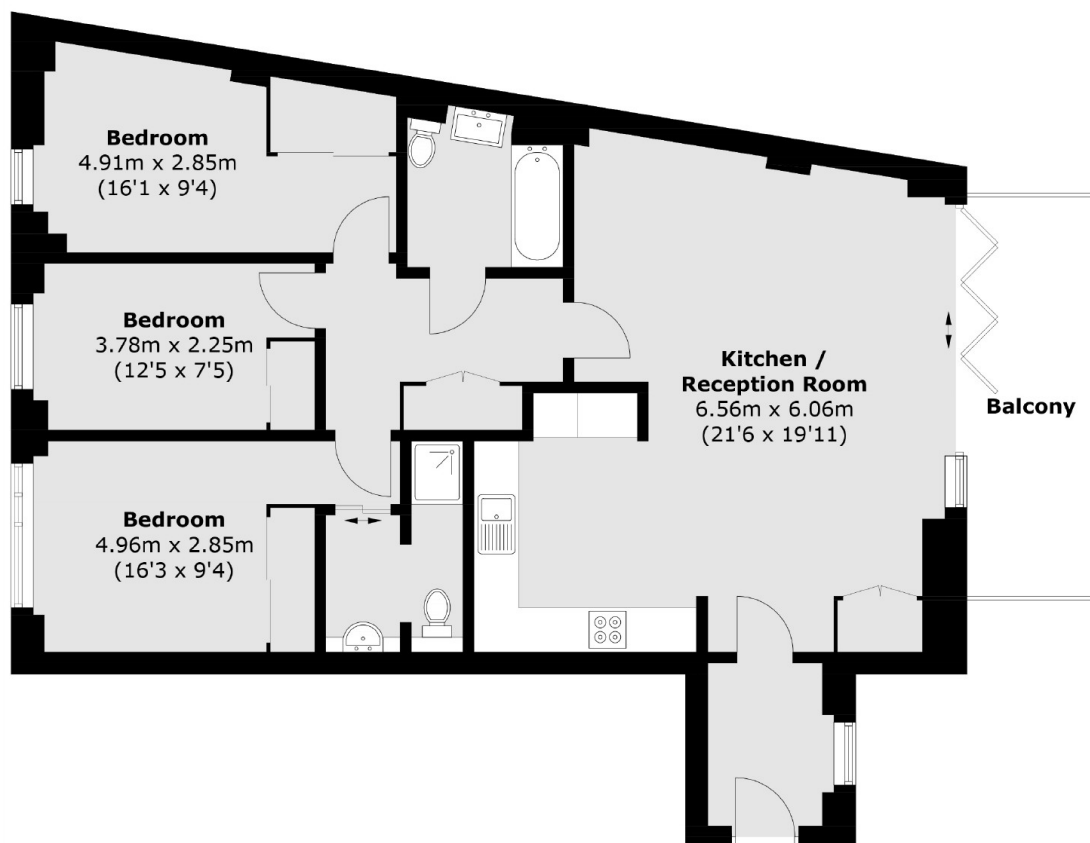
The master bedroom benefits from a large built-in wardrobe with ample hanging space and shelving and en-suite bathroom. There is a generous three piece family bathroom, a separate utility cupboard and great additional storage.

Completed in January 2016, the development is well-maintained and each apartment benefits from a long lease of 999 years from new. It is a small scale development with a genuine community feel.





# Lancaster Street, London, SE1



Total area (approx.): 94.4 sq. m (1,016.1 sq. ft)  
Balcony : 9.4 sq. m (101.2 sq. ft)