



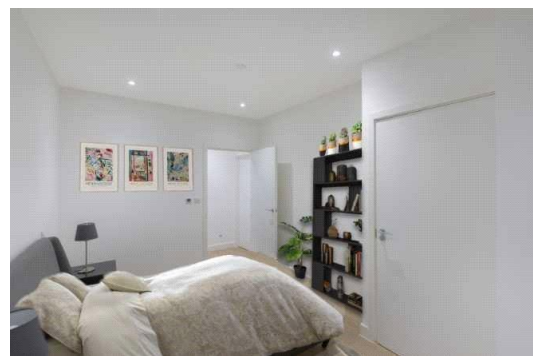
Apex Court

47 Grange Walk, SE1

£2,600 per month
(£600 per week)

A contemporary two-bedroom two-bathroom apartment with two terraces on the ground and lower ground floor of a highly desirable residential development.

CHESTERTONS



Apex Court

47 Grange Walk, SE1

- Two bedrooms
- Two bathrooms
- Two terraces
- Open plan kitchen living space
- Modern
- Leasehold
- Great location
- Excellent transport links



This modern two-bedroom two-bathroom apartment at Apex court features an open plan kitchen living space, two bathrooms and two private terraces. Situated on a quiet leafy street, this property is in fantastic condition and has ample storage. This property is finished to a high specification, with modern fittings and the open plan kitchen living space is bright and spacious, running the length of the building with direct access to the terrace. The lower ground floor boasts two double bedrooms and the principal bedroom has fitted wardrobes and an en suite bathroom while bedroom two also has an en suite shower room. Both bedrooms have access to a serene second terrace.

Apex Court was constructed in 2020 and is ideally located for quick and easy access to Bermondsey Street, Maltby Street market, Tanner Street Park, Shad Thames, Bermondsey Square and Borough Market. Nearby transport links at London Bridge and Bermondsey Stations provide access for Jubilee and Northern underground lines plus National Rail. The apartment will come with a new 999 year lease as well as the remainder of the building warranty.

Minimum Term: 12 months
Deposit Required: £3,000.00
Local Authority: London Borough of Southwark
Council Tax Band: D
EPC Rating: B
Furnished

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (94-100) | | |
| B (81-93) | 82 | 82 |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

Chestertons Tower Bridge Lettings

220 Tower Bridge Road
 Tower Bridge
 London
 SE1 2UP
 towerbridgelettingsusers@chestertons.co.uk
 02073576911
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
 chestertons.co.uk/property-to-rent/applicable-fees

Grange Walk, SE1

Approximate Gross Internal Area = 1065 sq ft / 99 sq m
External Area = 130 sq ft / 12.1 sq m

