



**HUNTERS**<sup>®</sup>

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# Southwark Bridge Road, Borough, SE1

£450,000



\*offers in excess of\* Located on the fourth floor of a modern private development, this spacious one-bedroom apartment offers over 500 sq ft of contemporary living space.

The apartment features a bright, open-plan lounge that leads to a stunning private terrace, a stylish kitchen with granite worktops and integrated appliances, a large double bedroom with fitted wardrobes, and a fully tiled luxury bathroom. Being sold chain free and with a SHARE OF FREEHOLD.

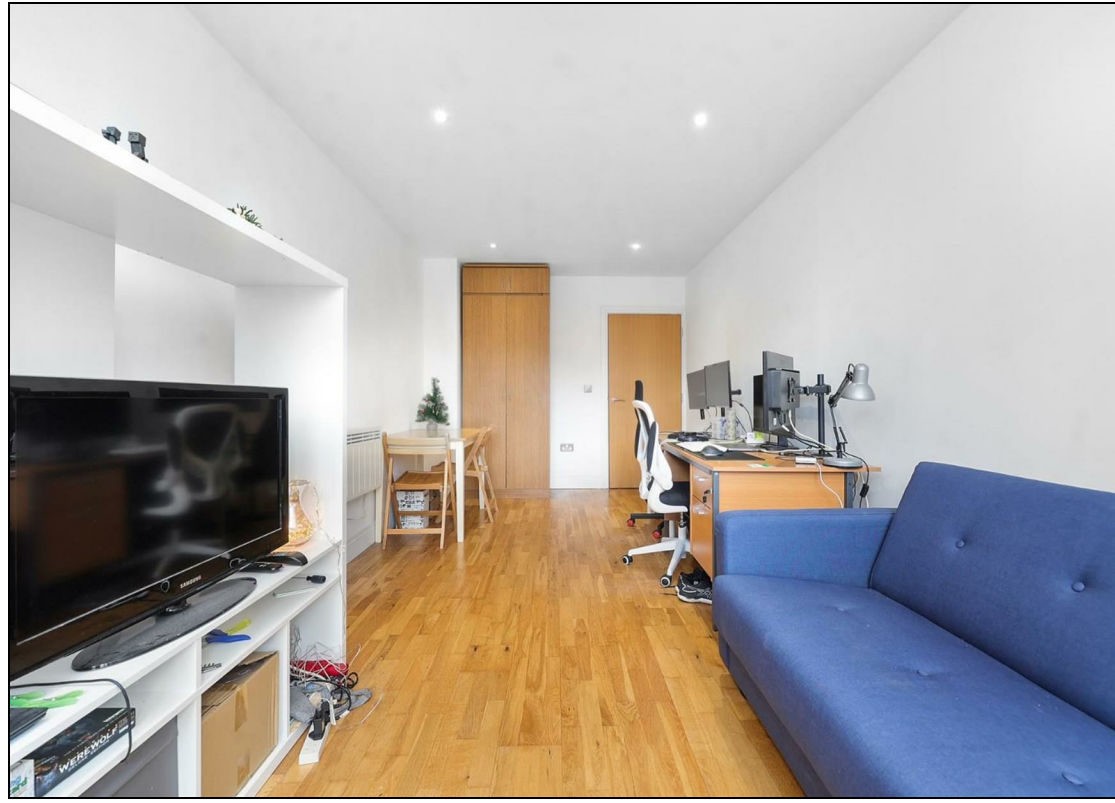
Just moments from Borough High Street, the property is ideally situated near an array of cafés, bars, and restaurants. Excellent transport links are close by, with London Bridge mainline station, Borough, and Southwark stations all within easy reach, offering great connectivity across the Capital.



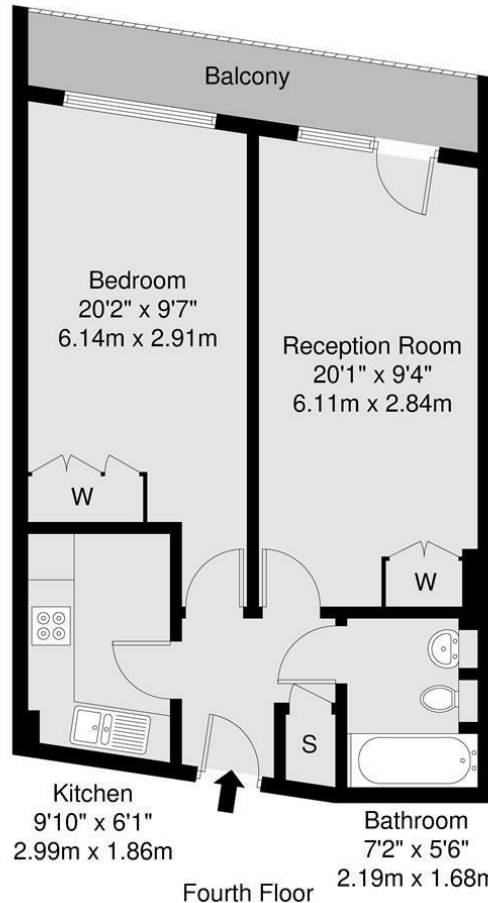
## KEY FEATURES

- Private Modern Development
  - Top Floor Apartment
    - Spacious Lounge
  - One Double Bedroom
  - Integrated Kitchen
- Contemporary Bathroom
  - Private Terrace
- Share Of freehold
  - Chain Free
  - 981 Year Lease





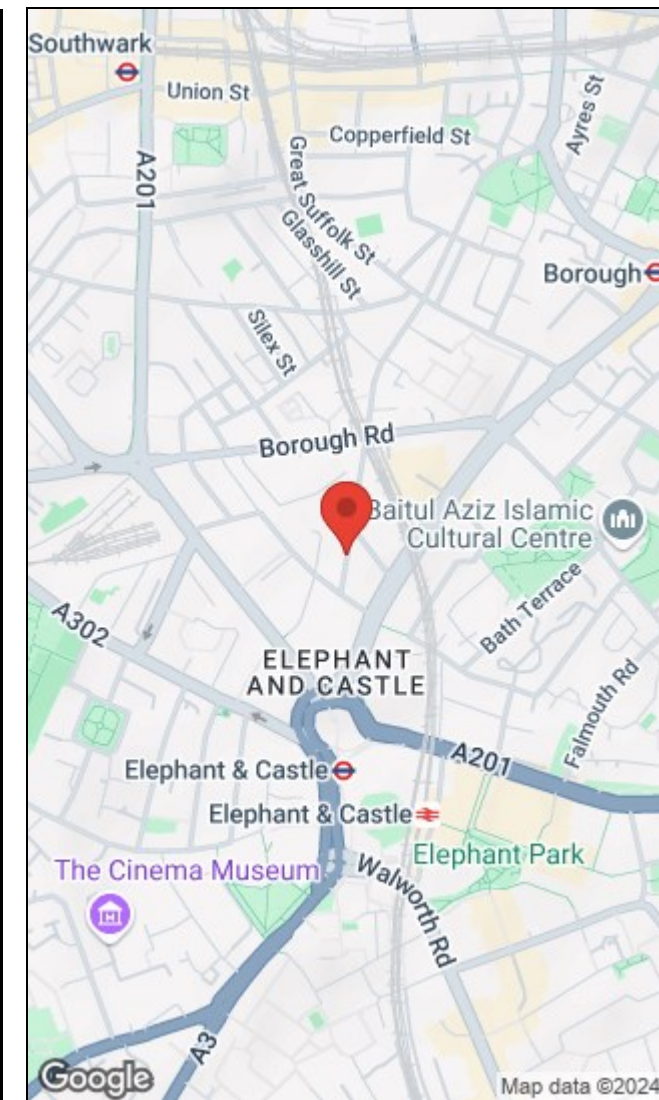




<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 48.4 sq m / 521 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 2.1 sq m / 22 sq ft	<b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 5.6 sq m / 60 sq ft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Current	Potential
80	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
80	85

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