

Frank Harris

& Co.



Waterloo Road, Southbank, SE1

£825,000

This two bedroom duplex apartment is presented in turnkey condition, set within a period house with just two flats. There is an open plan reception room with sash windows, panelled walls, wooden flooring and a white gloss kitchen with integrated appliances, dining area leading to a private terrace. Stairs lead down to two double bedrooms, a bathroom and shower room. The property benefits from 50 pct Share of Freehold.



The main bedroom has fitted wardrobes and an en-suite shower room, bedroom two is set up as a study but has ample space for a bed and has use of the family bathroom.

IDEAL BUY TO LET OPPORTUNITY- NO SERVICE CHARGE

Waterloo sits at a strategic bend in the Thames where several key bridges converge, placing Westminster, Covent Garden, Soho, the South Bank and the City all within an easy walk.

With numerous restaurants along The Cut and the River Thames, the Old Vic and Young Vic are within 10 minutes walk. Lower Marsh has a daily food market along with weekend events showcasing classic cars and market stalls selling hand made goods.

With the Southbank on your doorstep there are numerous theatres to visit including Tate Modern, Shakespeares Globe, Menier Chocolate Factory, National Theatre along with the Royal Festival Hall, BFI and The London Eye.

Borough Market located in London Bridge (open six days a week) sells fresh produce and artisan goods, one of the largest and oldest food markets in London.

The apartment is perfectly located for transport, just a short walk from Waterloo station with train lines running to the South and South West of England, tube lines include Bakerloo, Jubilee, Northern and Waterloo and City line which takes approximately 5 minutes to reach bank station.

- Two Bedroom Apartment • 50 pct Share of Freehold • Terrace •
- Two Bathrooms • No Service Charge • Refurbished Throughout •

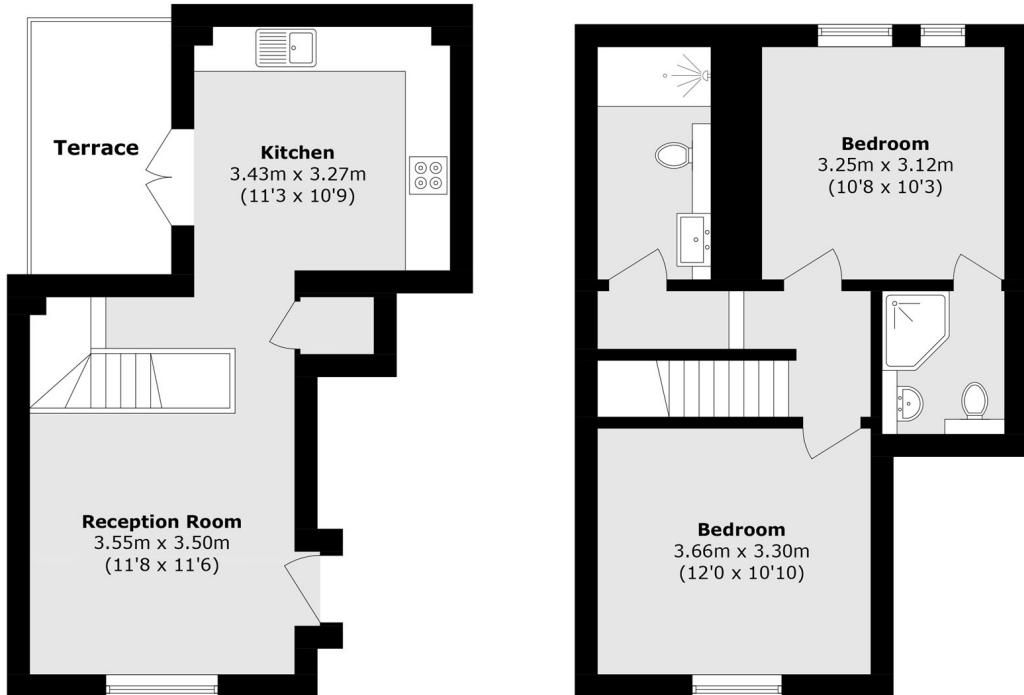






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Raised Ground Floor

Lower Ground Floor

Total area (approx.): 71.2 sq. m (766.3 sq. ft)

Frank Harris & Co. Barbican and City
87 Long Lane, London,
EC1A 9ET
020 7600 7000
citysales@frankharris.co.uk

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated Estate Agent and Letting Agent