



ORLANDO REID

**Lambeth Road, London, SE1**

Asking Price £460,000

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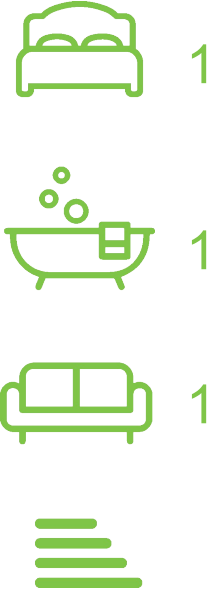
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## SUMMARY

Orlando Reid are pleased to present to the market this charming, and spacious purpose-built apartment available almost equidistant between Elephant & Castle, Southwark, and Lambeth North Underground stations. Situated on a lovely tree-lined, quiet residential street, the property offers prospective buyers a fantastic mix of London lifestyle, without the overwhelming busyness of it.

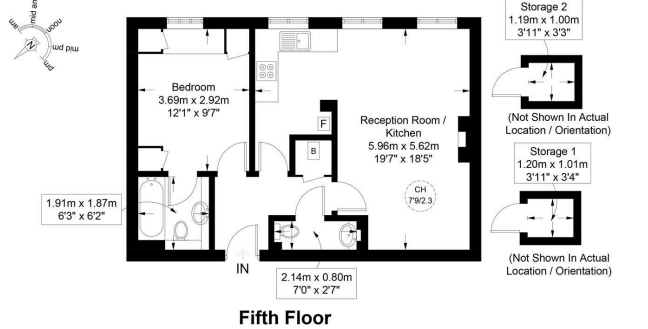
The property comprises a spacious entrance hallway featuring in-built storage, spacious bedroom with plenty of in-built storage and an en-suite bathroom. There is also a sizeable full-length reception, and generous semi-separate kitchen. The property also benefits from having an additional WC, and two external storage rooms located on the same floor as the apartment. With a South-East (+/-) outlook, the property is flooded with natural light, and benefits from lovely views out towards the London Eye.

Offered on a chain free basis, this property gives incredible ease of access to plenty of transport hubs, and an almost endless array of local bus routes. Further to this, there is an incredible selection of local amenities

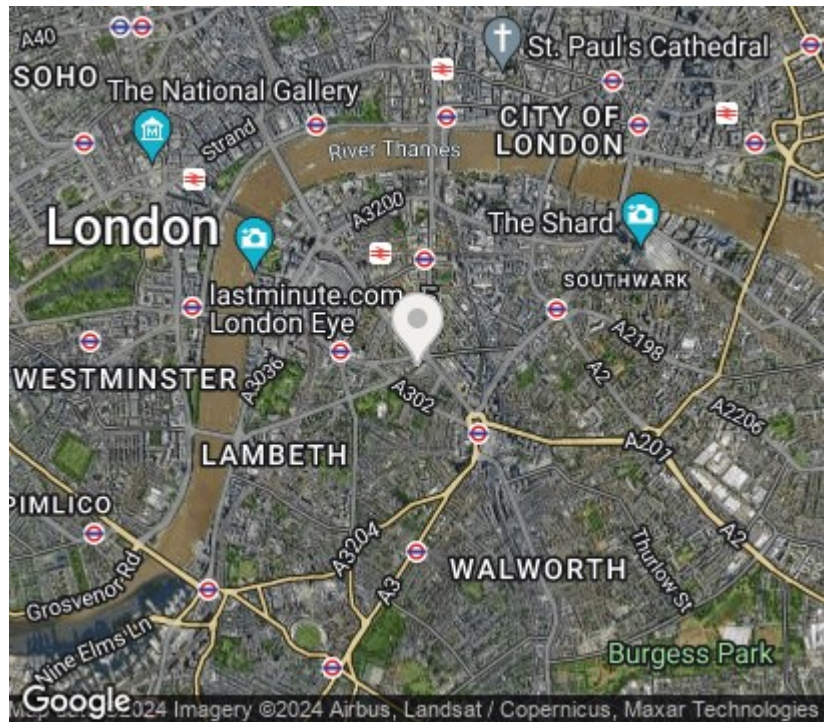


Westminster Bridge House, SE1 Approximate Gross Internal Area = 563 sq ft / 52.3 sq m

Storage 1 = 13 sq ft / 1.2 sq m Storage 2 = 13 sq ft / 1.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.