

SWAN STREET,

Southwark, SE1



SWAN STREET SOUTHWARK, SE1

Well proportioned two bedroom, two bathroom ground floor apartment extending to approximately 706 sq ft, with a spacious open-plan kitchen/reception room on Swan Street, SE1



Local Authority: Southwark

Council Tax band: E

Tenure: Leasehold, approximately 999 years remaining

Service charge: approximately £1,250 per annum, revised once per annum, next review due 2027

Annual insurance expenditure is approximately £800

Guide price: £525,000



SWAN STREET, SOUTHWARK, SE1

Extending to approximately 706 sq ft (65.6 sq m), this well-proportioned ground floor apartment offers bright and versatile accommodation in the heart of SE1. Arranged around a generous open-plan kitchen/reception room, the property provides an excellent space for both everyday living and entertaining, with ample room for dining and seating areas. The apartment further benefits from two well-sized double bedrooms and two bathrooms, offering flexibility for owner-occupiers, guests or sharers. Thoughtfully laid out, the accommodation provides a natural separation between the living and sleeping areas.

Situated on Swan Street, the property is ideally positioned to enjoy the area's vibrant mix of restaurants, cafés, shops and cultural attractions, while residents also have access to the private gardens of Trinity Church Square and Merrick Square.







Swan Street, SE1
Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Keir Waddell

+44 2039950785

keir.waddell@knightfrank.com

Residential Client Advisory

55 Baker Street

London, W1U 8AN

knightfrank.co.uk

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