



# Patrick Court

92 Webber Street, SE1

Asking Price £550,000

Stunning third-floor SE1 apartment offering bright contemporary living, panoramic City skyline views, a private balcony, generous double bedrooms, superb transport links, and unrivalled access to London's most vibrant cultural destinations.

**CHESTERTONS**



# Patrick Court

92 Webber Street, SE1

- Two Double Bedrooms
- One Bathroom
- Separate kitchen
- Private Balcony
- Communal Roof Terrace
- Bike Storage
- Leasehold
- Great Location
- Excellent Transport Links



This fantastic two-bedroom apartment is set on the third floor of a modern and well-maintained development in the heart of SE1, offering bright, spacious accommodation with impressive views of the City skyline. The generous reception room benefits from floor-to-ceiling windows that flood the space with natural light and open onto a private balcony, ideal for relaxing or enjoying the surrounding urban outlook. A separate contemporary kitchen provides ample worktop and storage space along with modern integrated appliances, making it perfect for both everyday use and entertaining. The property features two well-proportioned double bedrooms, each offering comfortable living and excellent storage potential, along with a stylish main bathroom suite finished to a high standard.

Located moments from Southwark, Borough, and Elephant & Castle stations, this apartment is exceptionally well positioned for fast access across London. Residents enjoy the added benefit of a communal roof terrace with panoramic views, creating an ideal spot to unwind or socialise. The vibrant neighbourhood offers an extensive array of local amenities, including Borough Market, Bankside, Bermondsey Street, and the River Thames, all within easy reach and providing superb dining, shopping, and cultural experiences. Offered with no onward chain, this property presents an excellent opportunity for buyers seeking a modern home in one of London's most dynamic and well-connected areas.

**Tenure:** Leasehold 110 years 3 months  
**Service Charge:** £2829 pa  
**Ground Rent:** £0 peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

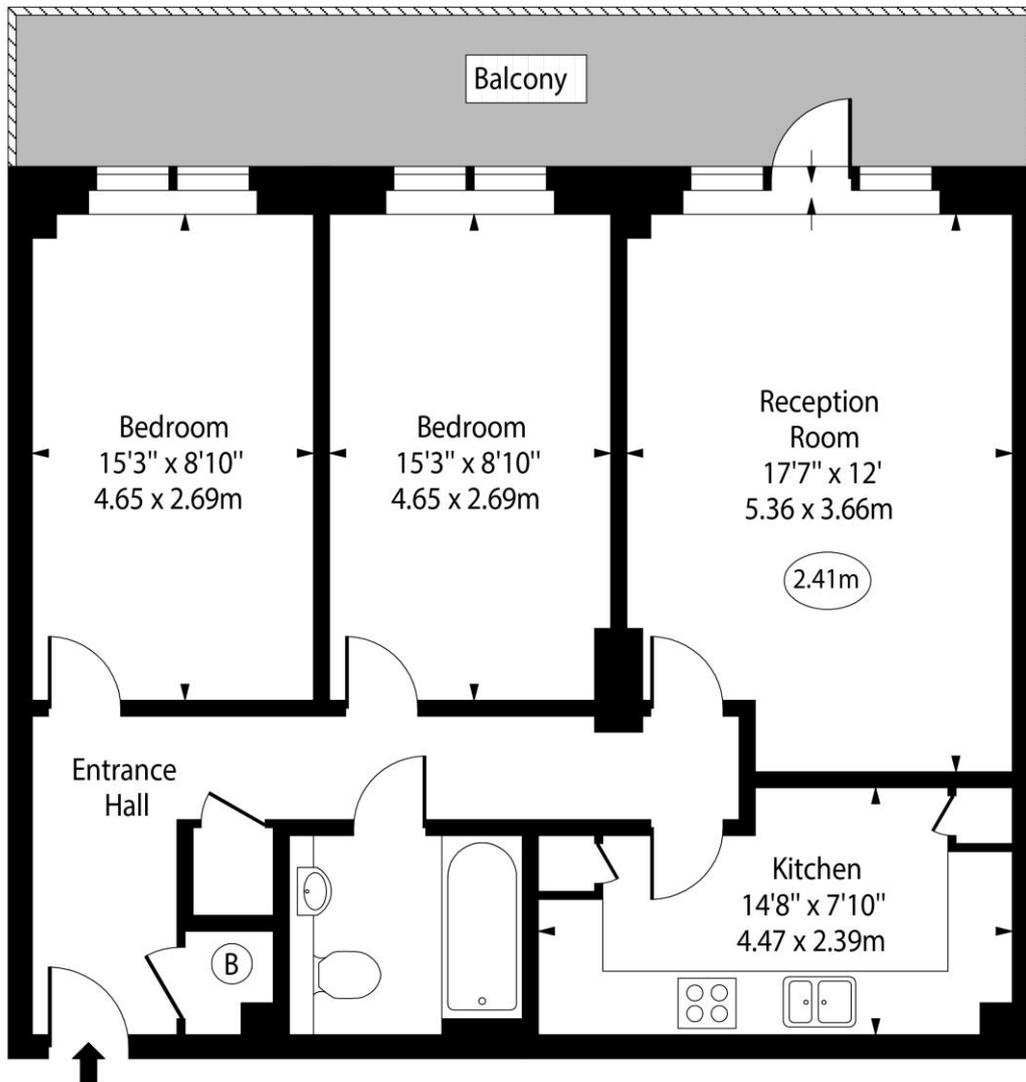
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Tower Bridge Sales

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○ - Ceiling Height



Third Floor

Approx Gross Internal Area      790 Sq Ft - 73.39 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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