



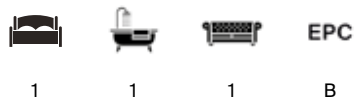
SWAN STREET

Southwark SE1



SWAN STREET, SOUTHWARK SE1

First floor one bedroom apartment with balcony, well-proportioned open-plan living space and a prime Southwark location close to the South Bank and Borough Market.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: upon completion, a 999 years lease will be granted

Service charge: approximately £900 per annum, reviewed annually. The next review is due in 2026

Annual insurance expenditure is approximately £557.10

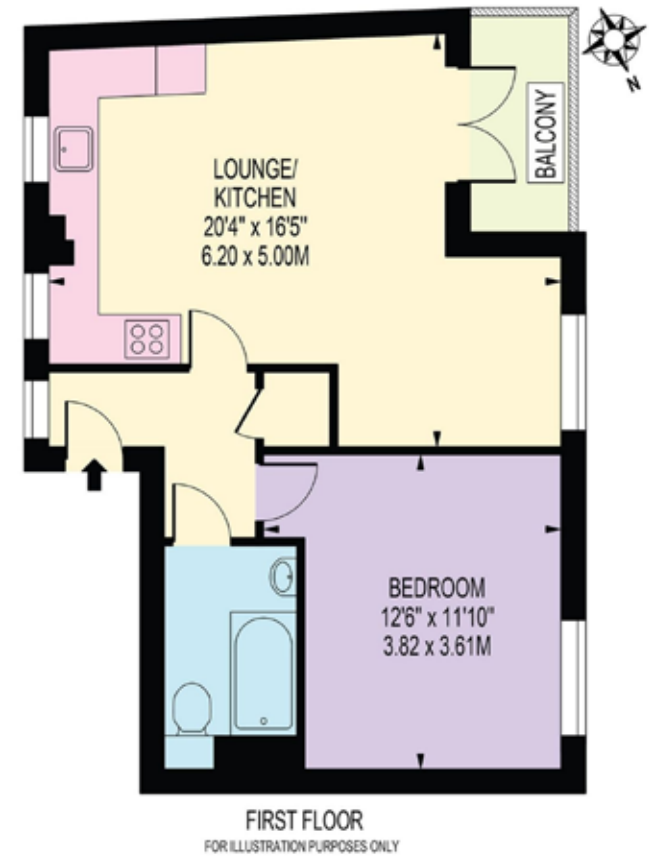
Guide price: £435,000



Occupying the first floor of Walker House, this well-arranged one bedroom apartment extends to approximately 489 sq ft (45.46 sq m) and benefits from a balcony and a bright open-plan layout. The accommodation is centred around a generous open-plan reception area and kitchen, providing ample space for both everyday living and entertaining. The kitchen is arranged along one side of the room, creating a sociable living environment, while doors open onto the balcony.

Walker House is situated on Swan Street in the heart of Southwark, one of Central London's most vibrant and historic neighbourhoods, with residents also enjoying access to the private gardens of Trinity Church Square and Merrick Square.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



Approximate Gross Internal Area = 45.46 sq m / 489 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)

We would be delighted
to tell you more.

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