



Fountain Court

2 Lafone Street, SE1

Asking Price £350,000

Exquisite First-Floor Apartment in the Historic Heart of Shad Thames

CHESTERTONS



Fountain Court

2 Lafone Street, SE1

- Beautiful first-floor apartment in Shad Thames
- Open-plan kitchen and reception area
- Private balcony
- Elegant wood flooring throughout living space
- Historic neighbourhood near iconic Tower Bridge
- Vibrant dining and market scene nearby
- Excellent transport links: London Bridge, Tower Hill



Nestled within a thoughtfully designed purpose-built development, this beautifully presented first-floor apartment offers a harmonious blend of contemporary style and timeless charm. The inviting open-plan layout effortlessly integrates the modern kitchen and spacious reception area, creating an ideal environment for both relaxing and entertaining. Rich wood flooring flows throughout the space, complementing the natural light that pours in through large windows and highlights the sleek finishes. Step outside onto your private balcony to enjoy tranquil river views or a quiet moment in this vibrant, historic setting. Every detail has been considered to provide a refined urban sanctuary in one of London's most sought-after riverside communities.

Shad Thames is a captivating neighborhood steeped in history, nestled along the south bank of the River Thames and dominated by the iconic silhouette of Tower Bridge. Beyond its picturesque streets, the area offers unparalleled access to some of London's most celebrated attractions including The Shard, Tate Modern, and the Tower of London. Residents benefit from a lively culinary scene with a diverse selection of bars and restaurants, as well as proximity to the renowned Bermondsey Street, Maltby Street, and Borough Markets. While the financial district of The City is within comfortable walking distance, excellent transport connections via London Bridge and Tower Hill stations and the nearby river taxi provide seamless access to the wider city, making this a truly exceptional place to live.

Tenure: Leasehold 969 years 1 months
Service Charge: £1805 pa
Ground Rent: £150 pa
Local Authority: London Borough of Southwark
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

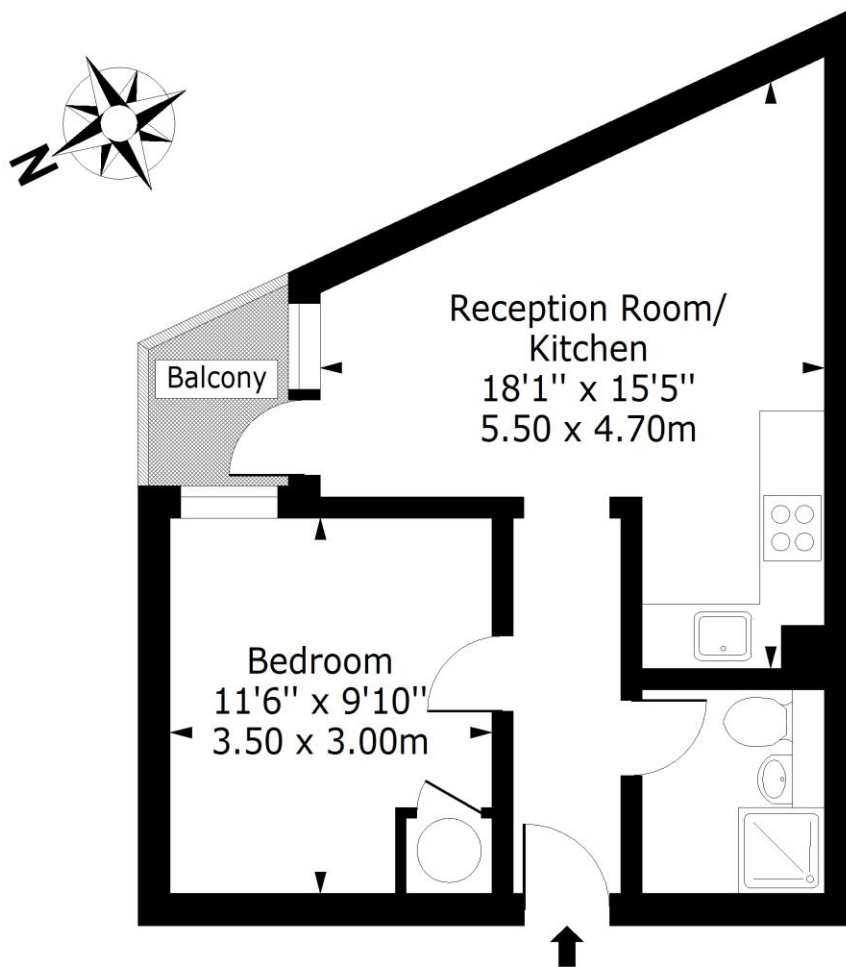
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Lafone Street, SE1

Approx. Gross Internal Area 392 Sq Ft - 36.42 Sq M (Excluding Balcony)

Approx. Gross Internal Area 414 Sq Ft - 38.46 Sq M (Including Balcony)



First Floor

Floor Area 392 Sq Ft - 36.42 Sq M

For Illustration Purposes Only - Not To Scale

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