

Lapwing Court

6 Swan Street, SE1

Offers in excess of
£700,000

An amazing three double bedroom, three bathroom 5th floor apartment located short walk from the Borough Tube Station and Borough Market.

CHESTERTONS









Lapwing Court

6 Swan Street, SE1

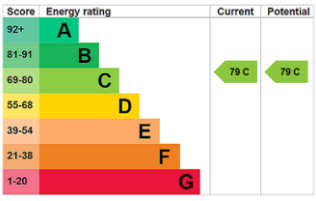
- Fifth floor apartment in secure gated development
- Three bedrooms, three bathrooms (including en-suite)
- Bright open-plan reception and kitchen
- Landscaped communal courtyard
- Moments from Borough Market & London Bridge
- Excellent transport connections
- Secure allocated parking



Occupying the top floor of the desirable Lapwing Court development, this bright and versatile apartment combines generous proportions with a prime SE1 location. The home offers a welcoming open-plan reception, dining, and kitchen area, distinguished by its vaulted ceilings and charming angles that add both character and light. The kitchen is fitted with warm wood cabinetry, sleek granite work surfaces, and integrated appliances, creating a functional yet stylish space for cooking and entertaining. Three well-proportioned bedrooms provide flexibility for family living, guest accommodation, or a dedicated workspace, with the principal bedroom enjoying the privacy of an en-suite bathroom. The additional bedrooms are served by a family bathroom and a separate shower room, ensuring comfort and convenience for all occupants. The property comes with a secure, allocated parking space.

Lapwing Court is a secure, well-maintained building centred around a landscaped communal courtyard, offering a peaceful retreat despite its central position. The location is exceptional, with Borough Market, Bermondsey Street, and the South Bank's cultural attractions all within a short stroll. Excellent transport connections are on hand, with Borough and London Bridge stations providing quick access to the City, Canary Wharf, and beyond. This apartment presents an outstanding opportunity for those seeking a home that blends space, style, and one of London's most vibrant neighbourhoods on the doorstep.

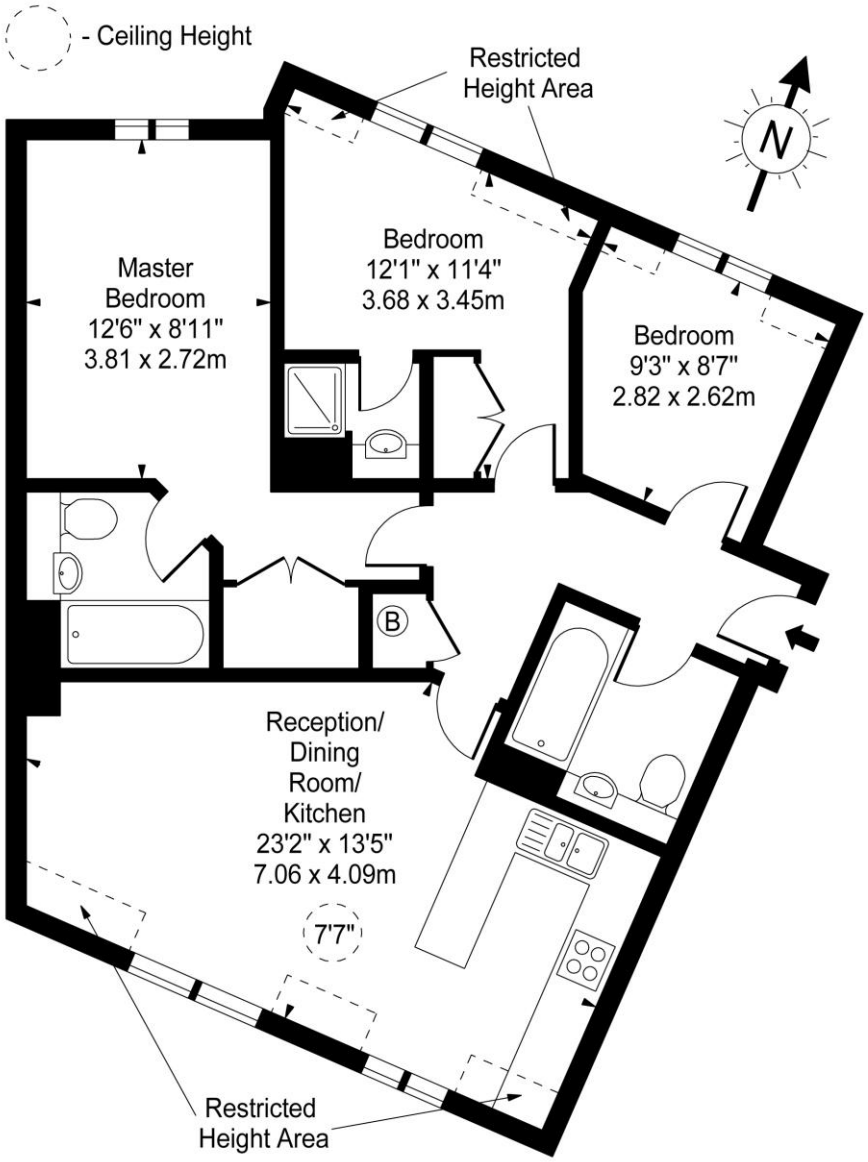
Tenure: Leasehold - 992 years remaining approx.
Service Charge: £5,866 p/a
Ground Rent: £250 pa
Local Authority: London Borough of Southwark
Council Tax Band: E



Chestertons Tower Bridge Sales

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Lapwing Court, Swan Street, SE1



Fifth Floor

Approx Gross Internal Area **785 Sq Ft - 72.93 Sq M**

Approx. Floor Area Including Restricted Heights **815 Sq Ft - 75.71 Sq M**

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