



**Apartment 38.05, Strata Building 8 Walworth Road,
London, SE1 6EL**

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Finished to a high specification the property features an open plan reception room with floor to ceiling windows framing fantastic views over London, an integrated kitchen, One spacious double bedroom (with built-in wardrobes) and a luxury bathroom suite.

Residents have access to a 24-hour concierge service and cycle storage. Strata Building is ideally situated with easy access to amenities such Borough Market, OXO Tower, Hawksmoor, London Eye, Tate Modern, National Theatre, St Paul's and various other boutique restaurants, coffee shops and cafes right on your doorstep.

The development is located next to Elephant & Castle National Rail and Underground stations (4-min walk), providing Underground and Rail services for commutes towards the City and West End. London Bridge is only a few minutes away.

Approximately 110 years remaining on lease

Ground rent amount: Approx. £375pa

Ground rent review period: N/A

Service charge amount: Approx. £3,767pa

Service charge review period: Ask Agent

Council tax band: E (Southwark Council)

Electricity supply – Mains | Heating & Hot Water – Communal | Water supply – Mains | Sewerage – Mains | Internet: FTTP | Lift Access | Cladding: EWS1 Certificate available.

To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Southwark Council Website, Planning & Building Control



DISTRICTS

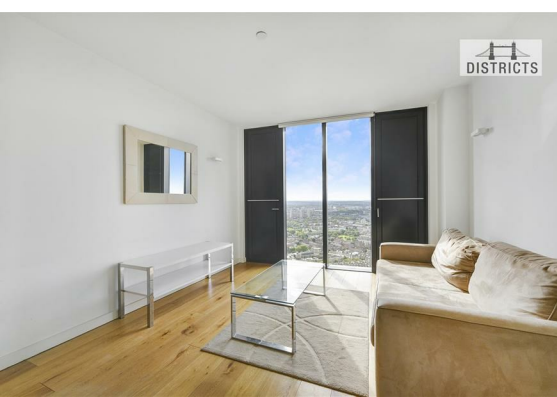
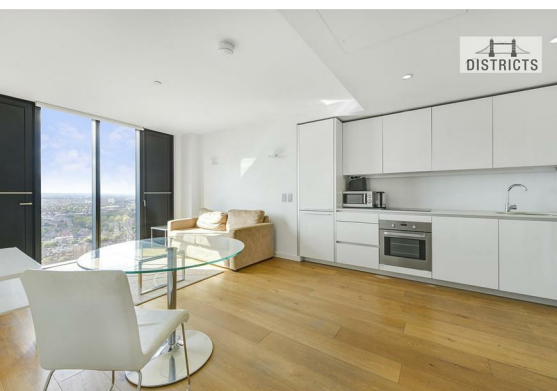
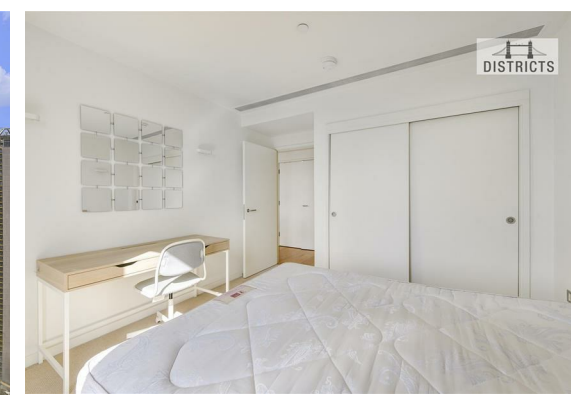


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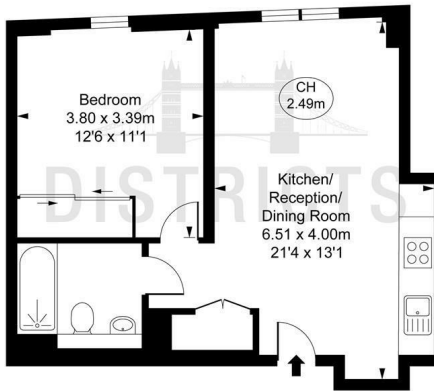
DISTRICTS





Strata Building,
Walworth Road, SE1
Approximate Gross Internal Area
43.56 sq m / 469 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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