



## 102 Empire Square Borough

**£400,000**  
**LEASEHOLD**

LEONARD LEESE present to market a stylish fifth-floor apartment featuring a spacious open-plan kitchen and living area, two private balconies, a generously proportioned double bedroom, and a modern three-piece bathroom. Enjoy attractive views, 24-hour concierge service, and lift access within this well-maintained development.

Call the sales department to reserve a viewing on 0207 015 1360.



• One Double Bedroom • Superb Condition • Two Balconies • Great Location • 24/7 Concierge • South Facing









| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 84      | 86                      |
| (69-80) C                                   |         |                         |
| (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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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