



## Flat 42, Whitworth House Falmouth Road

**£360,000**  
LEASEHOLD

Located on the 2nd floor of this low rise brick development is this two bedroom apartment, overlooking communal allotments.

Moments from the local park, which is beautifully maintained, this home is perfect for investors and owner occupiers alike. Two spacious bedrooms are spaced either side of the bright and airy living room, all finished in neutral tones and benefitting from higher than average ceilings and large windows.



- Two Bedroom Apartment • Second Floor • Low Rise Development • Superb Location • Great Condition Throughout

### Location

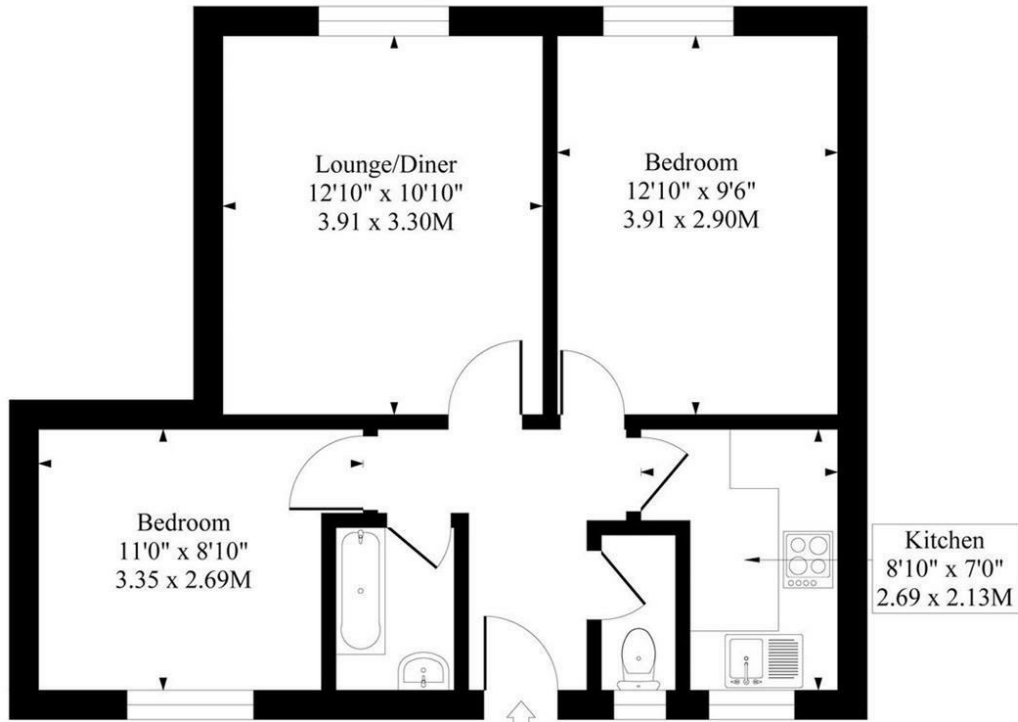
Whitworth House is located in a quiet and residential area of SE1, yet conveniently located within easy access of tube, bus and rail links. A parade of shops at the end of the road offers a pharmacy, post office, coffee shop, florist and convenience store whilst a large Sainsburys and Gym Box are within a 5 minute walk. It's incredibly easy to get to Bermondsey Street or Borough Market to enjoy the wonderful selection of restaurants on offer; a foodies delight!



• Service Charge - £1611 Per Annum • Ground Rent - £10 Per Annum



Whitworth House, Falmouth Rd, SE1



Second Floor

Approximate Gross Internal Area 550 Sq Ft - 51.10 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	83
<b>England &amp; Wales</b>	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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