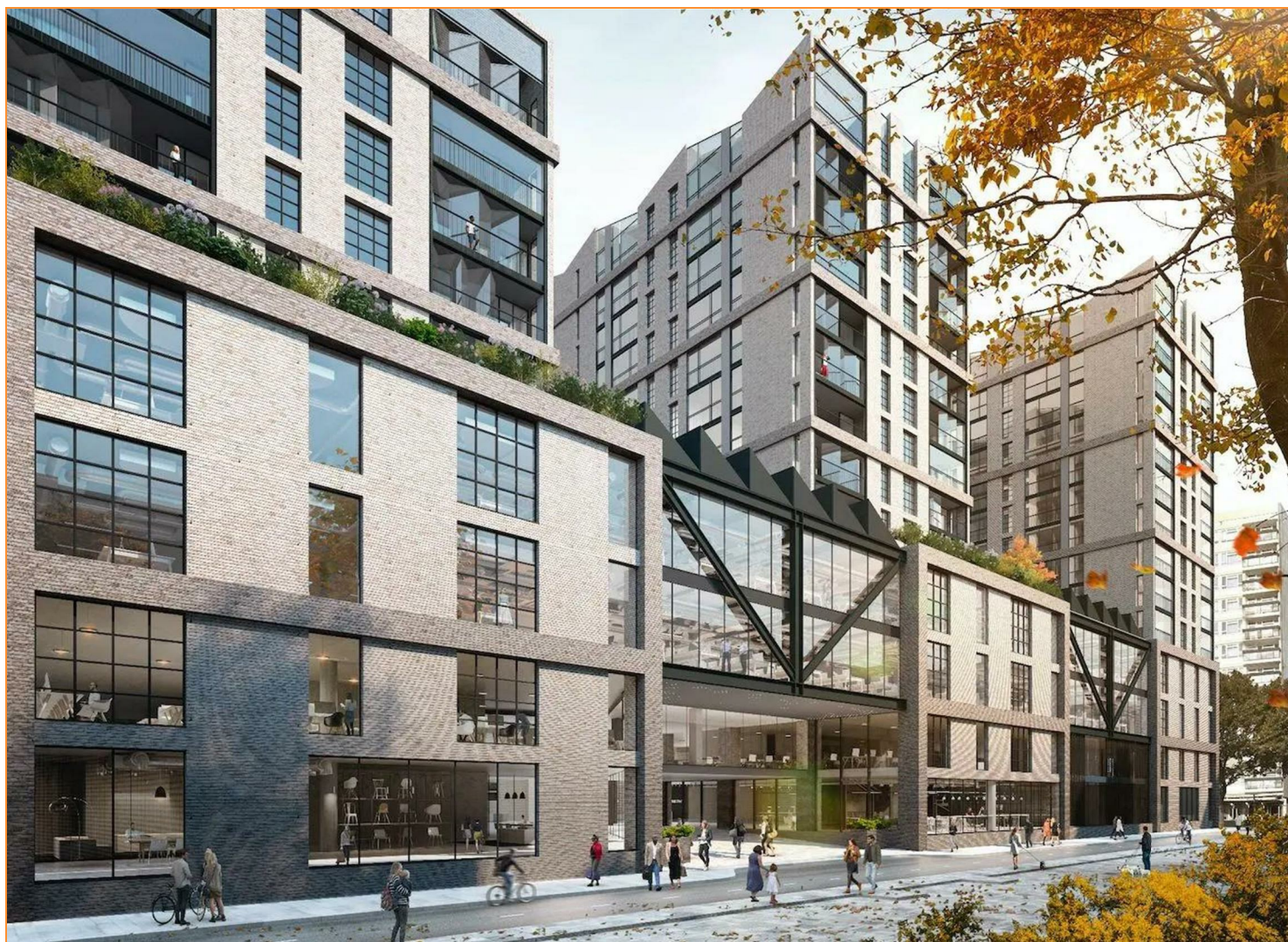




Horatio Apartments, 2 Graphite Square, London, SE11 5EE

£685 Per Week

A brand new one-bedroom loft style apartment situated on the ninth floor, featuring a heated winter garden.

The property boasts a spacious open plan living and dining area with a modern fully integrated kitchen. The heated winter garden, complete with exposed brickwork, provides a unique and versatile additional living space.

The generously sized bedroom benefits from built-in wardrobes, while the contemporary bathroom and excellent hallway storage enhance the apartment's practicality.

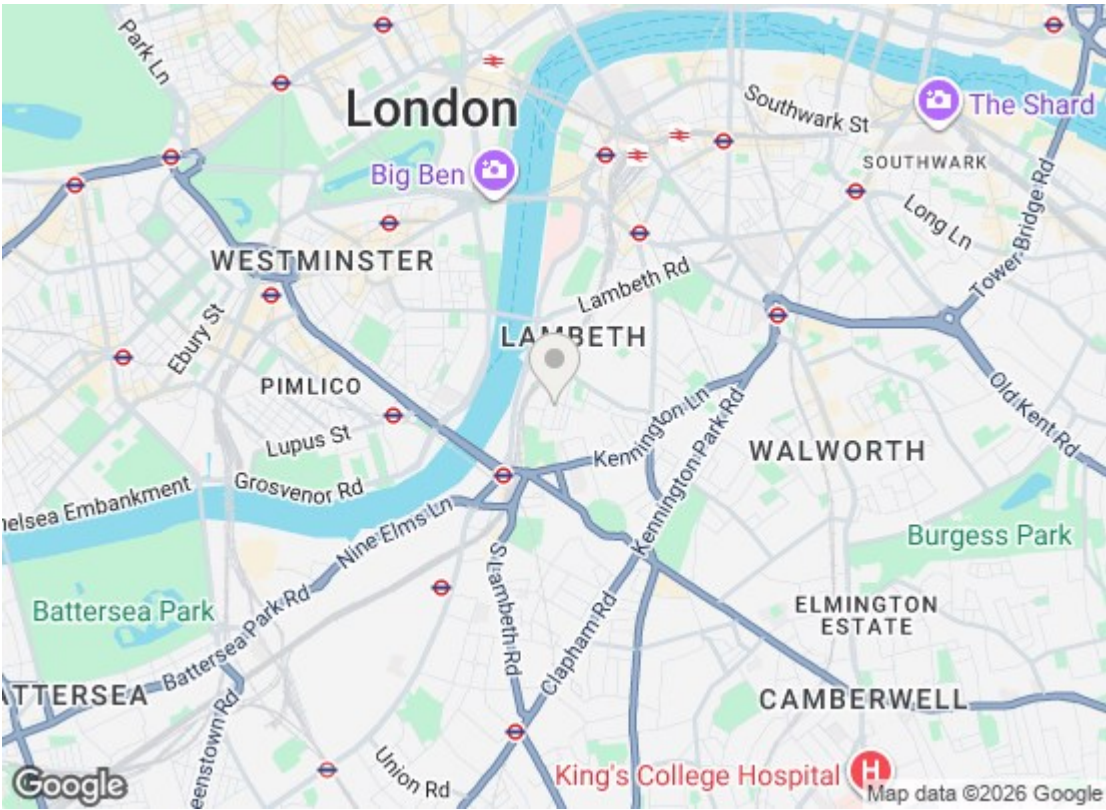
Further benefits include air cooling throughout.

Graphite Square is one of the area's newest developments, offering residents the convenience of a 24-hour concierge service.

Ideally located just a seven-minute walk from Vauxhall Station, the development is also within easy reach of the River Thames and several local parks, with a wide selection of bars, cafés, restaurants, and local amenities all within walking distance.

- Warehouse conversion
- 24-hour concierge service
- Brand new
- Winter garden
- Secure entry system and lift access
- Landscaped Communal Podium Garden
- Furnished
- Comfort cooling & underfloor heating
- Minutes Walk to Vauxhall Underground & National Rail Station
- Available from now

Horatio Apartments, 2 Graphite Square, London, SE11 5EE



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			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.