



SUDREY STREET

London SE1



BEAUTIFULLY PRESENTED PENTHOUSE APARTMENT.

A two bedroom penthouse apartment with direct lift access and wraparound private roof terrace affording rooftop views.

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Local Authority: London Borough of Southwark

Council Tax band: F

Tenure: Leasehold; approx. 116 years remaining

Ground rent: £300*

Service charge: £4,950 per annum*

Guide Price: £1,095,000

Positioned on the third floor of this well-maintained building, the accommodation offers approximately 88.6 sq. m. (954 sq. ft.) of stylish interiors. The dual-aspect reception room features wooden flooring and bi-folding doors leading to the terrace, whilst the open-plan kitchen offers a great range of fitted cabinets and integrated appliances. A separate island also provides a great breakfast bar. Both bedrooms are generous doubles with fitted wardrobes, outside space and the principal room features an en suite shower room. Elsewhere, there is a family bathroom and a storage cupboard, both accessed from the entry hallway. Sudrey Street is positioned just moments away from the delights of Borough Market and is ideally located for local transport links, including Borough and London underground stations, as well as National Rail services.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

**We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Third Floor

(Including Limited Use Area)

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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