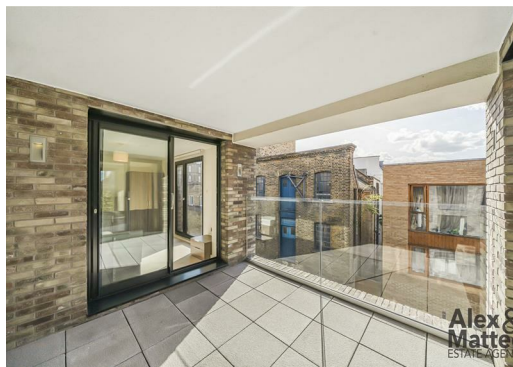




Rothsay Street, Borough, SE1 4UD

Guide Price £600,000 - £625,000

A modern two bedroom apartment completed with a large private balcony; only a short walk way from both Borough and London Bridge Underground stations. The property features a naturally bright and open plan kitchen and living room with plenty of space to dine and access to the generous balcony, two well-sized double bedrooms with one having an en-suite bathroom and the other boasting balcony access, and a modern family bathroom. Additional storage can be found in the hallway. The apartment benefits from being located next to a plethora of local amenities such as local cafes, bars, local restaurants, gym, the iconic Maltby Street Market, Borough Market, and cinema, as well as offering excellent transport links for across London.

Years on Lease - 989

Annual Ground Rent - £400

Annual Service Charge -£3715 (approximately 12% of the total service charge is allocated to the sinking fund)

Council Tax Band - E

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Contemporary Two Bedroom Apartment
- Chain Free
- Close to both London Bridge and Borough Underground Stations
- Generous Private Balcony
- Modern Kitchen
- Short Stroll from Bermondsey Street and Borough Market

Alex & Matteo
ESTATE AGENTS

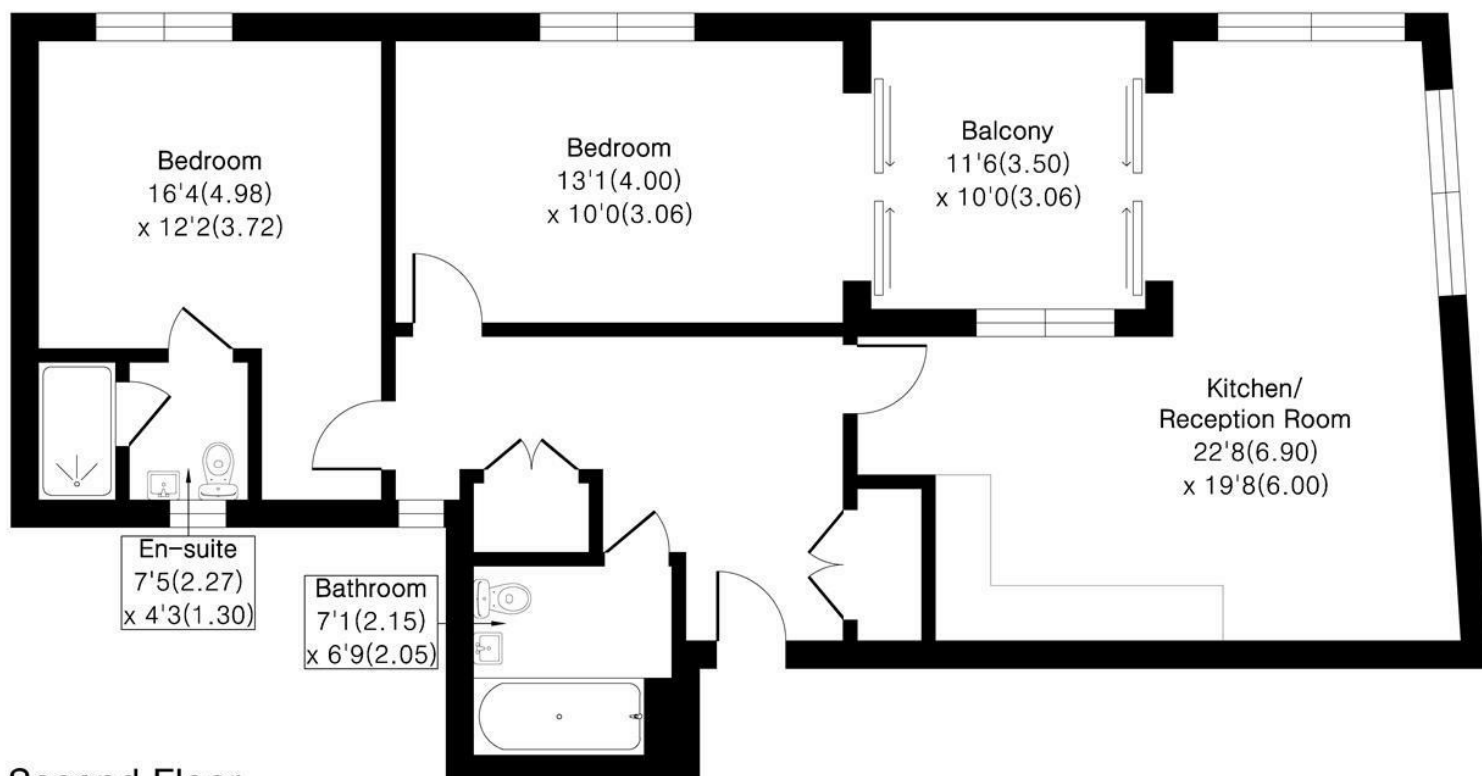
Guide price £600,000

Capacity House, Rothsay Street Borough, SE1 4UD

Approximate Area = 894 sq ft / 83.0 sq m

(Excluding Balcony)

For identification only - Not To Scale



Second Floor

Alex & Matteo
ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



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