



# Swallow Court

2 Swan Street, SE1

Asking Price £800,000

Fully refurbished and exceptionally bright, this spacious 880 sq ft Swallow Court apartment offers open plan living, two double bedrooms, quality finishes and access to Borough and excellent transport links nearby.

**CHESTERTONS**



# Swallow Court

2 Swan Street, SE1

- Fully refurbished throughout to high standard
- Bright interiors with large dual-aspect windows
- Spacious 28 foot open-plan living
- Principal bedroom with stylish en-suite
- Second double bedroom offering flexible use
- Contemporary kitchen featuring integrated modern appliances
- Air conditioning
- Peaceful courtyard setting within Swallow Court
- Moments from Borough Market and transport



Positioned on the elevated ground floor of the prestigious Swallow Court development, this exquisitely refurbished two bedroom residence combines refined contemporary design with a sense of understated luxury. Extending to approximately 880 sq ft, the apartment has been meticulously upgraded to create a home of exceptional quality and harmony. The impressive 28ft open plan living, dining and kitchen space is a true centrepiece, enhanced by dual aspect windows that bathe the interior in natural light and accentuate the elegant, free flowing layout. The newly installed kitchen features sleek bespoke cabinetry, premium integrated appliances and generous work surfaces, providing both style and functionality for modern living. Both bedrooms are beautifully proportioned and tranquil, with the principal bedroom enjoying a luxurious refurbished shower room and built in storage. The second double bedroom offers superb versatility for guests or home working, served by an additional high spec bathroom off the hallway via a walk in wardrobe / storage area.

Swallow Court is an impeccably maintained and secure development arranged around an attractive landscaped courtyard, offering residents a serene private environment within the heart of vibrant SE1. Its location is exceptional: the culinary delights of Borough Market, the boutiques and restaurants of Bermondsey Street, and the cultural landmarks of the South Bank are all moments away, while Borough and London Bridge stations provide swift connections across the capital.

**Tenure:** Share of Freehold 993 years 3 months

**Service Charge:** £6415.6 pa

**Ground Rent:** £300 pa

**Local Authority:** Southwark Council

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

towerbridge@chestertons.co.uk

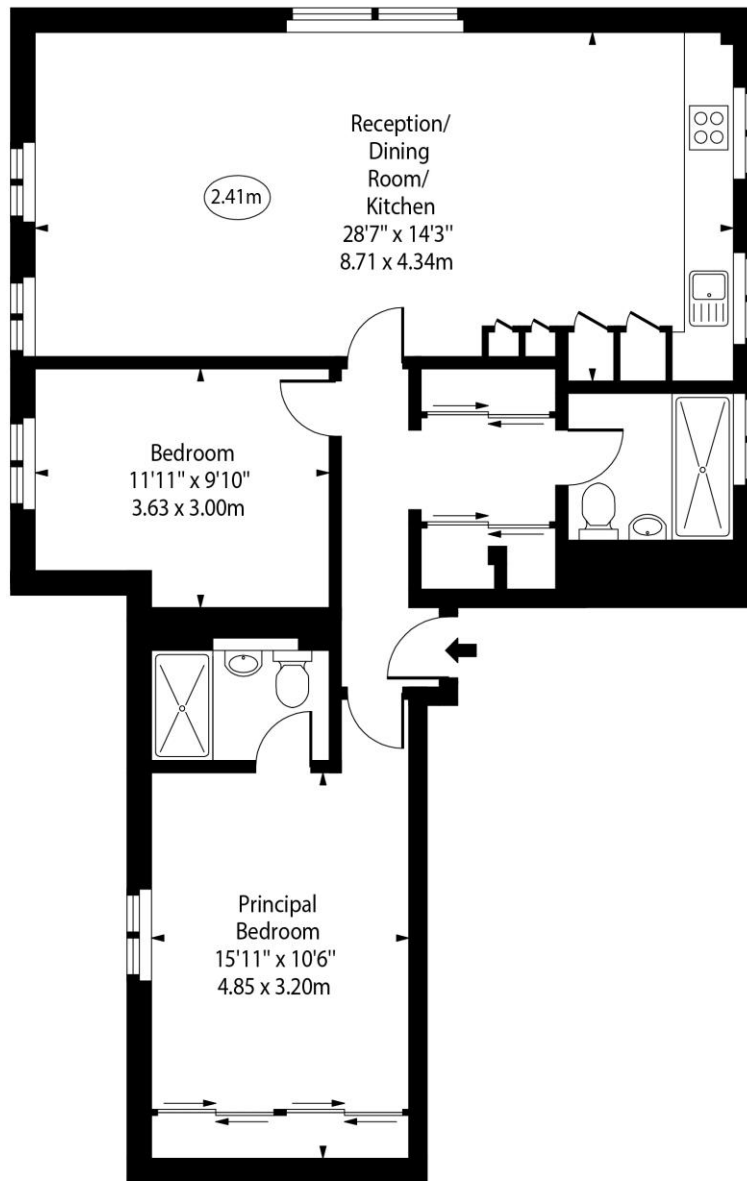
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Swallow Court,  
Swan Street, SE1



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      880 Sq Ft - 81.75 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.

However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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