



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

£700 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

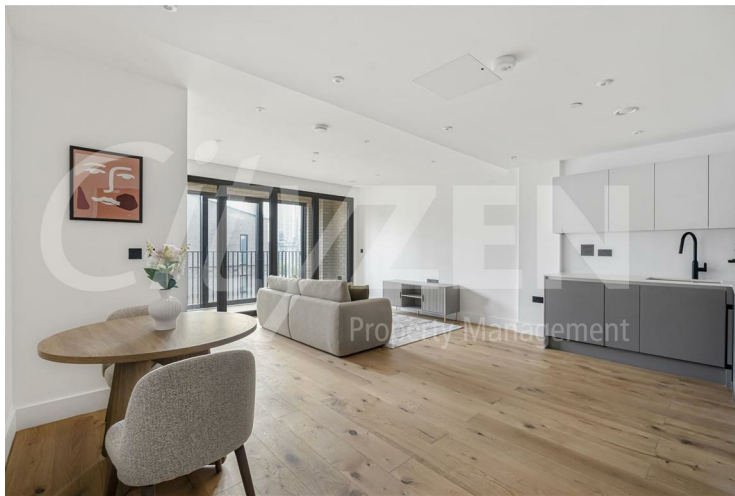
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HORATIO APARTMENTS



KITCHEN



RECEPTION



RECEPTION/KITCHEN



KITCHEN

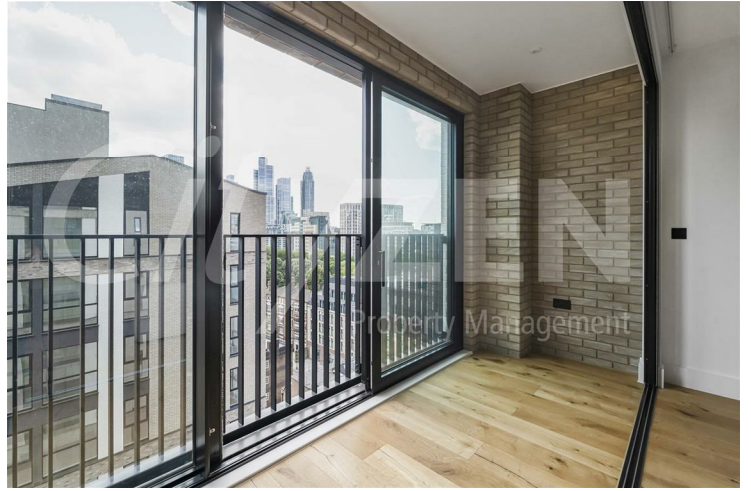


KITCHEN/RECEPTION

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RECEPTION



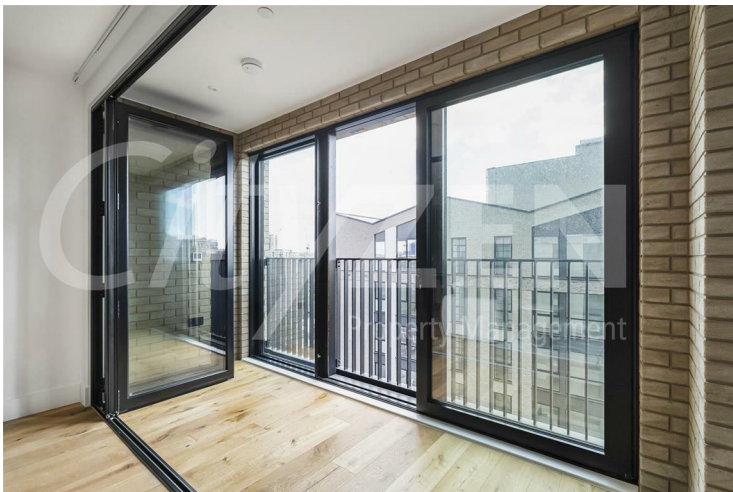
WINTER GARDEN



RECEPTION



BATHROOM



WINTER GARDEN



HORATIO APARTMENTS

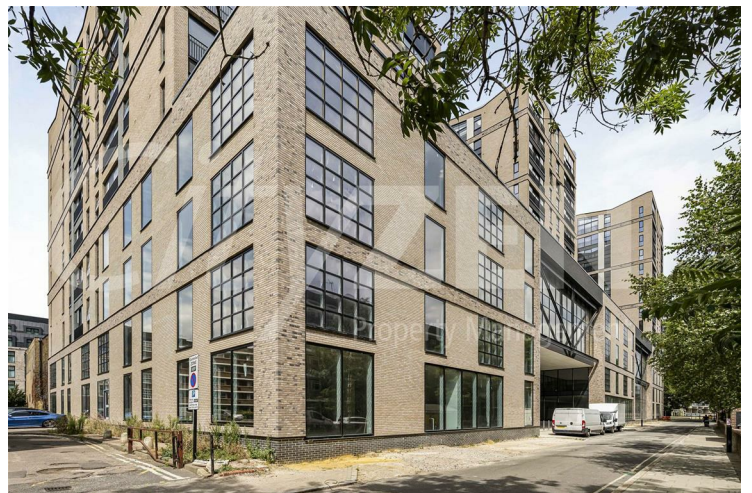
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BEDROOM

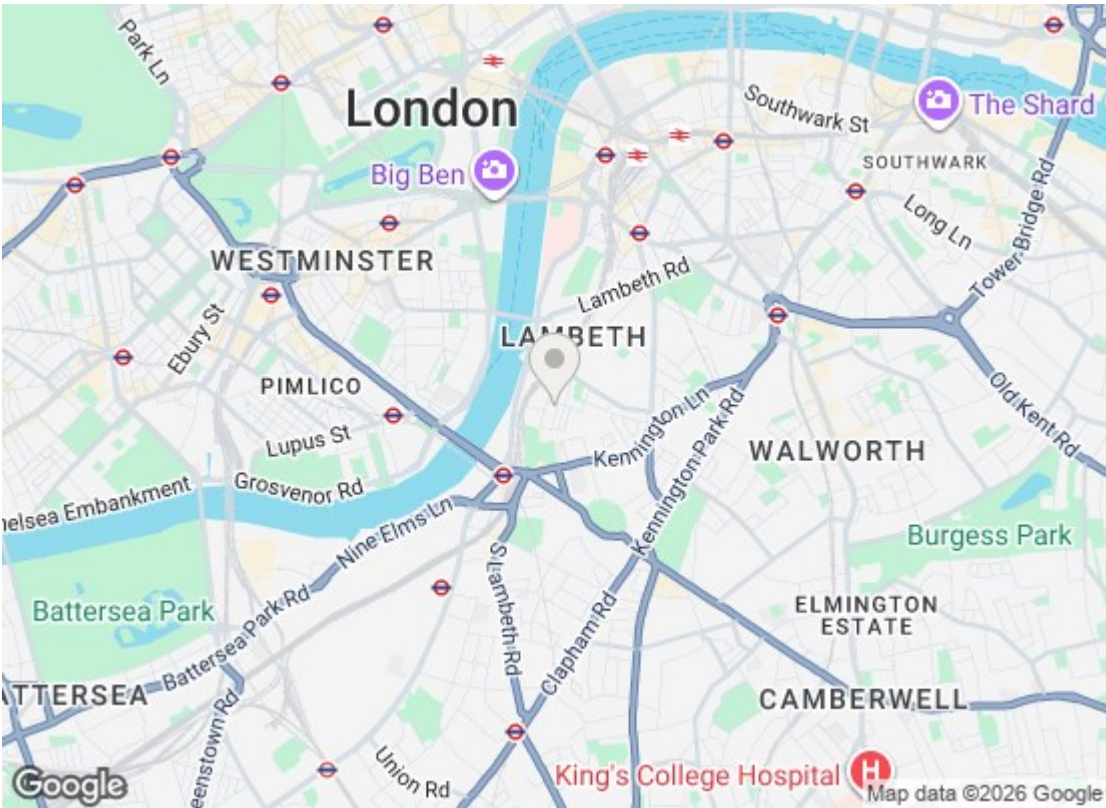
Approximate Gross Internal Area 627 sq ft - 58 sq m



Ninth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.