



## Falcon Point

Hopton Street, SE1

£3,466.67 per month  
(£800.00 per week)

A recently refurbished one bedroom apartment situated on the 3rd floor with direct river views. The apartment is conveniently located adjacent to the Tate Modern. The apartment benefits from having a lift and balcony and is available now on a furnished basis. EPC Rating B.

**CHESTERTONS**



# Falcon Point

## Hopton Street, SE1

- Modern one bedroom apartment
- Excellent location
- Balcony with river views
- Furnished
- EPC Rating B.



The Southbank is the cultural heart of London situated along the south side of the River Thames. The area boasts some of London's most desired attractions such as the Tate Modern, London Eye and Royal Festival Hall. The area has a variety of bars and restaurants along the river front and is a short walk to Borough market & The Cut. Whilst residents can easily walk to St Pauls & The City, the area is well connected with excellent transport links via Waterloo and Southwark stations.

**Minimum Term:** months  
**Deposit Required:** £4,000.00  
**Local Authority:** Southwark Council  
**Council Tax Band:** D  
**EPC Rating:** C  
**Furnished**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

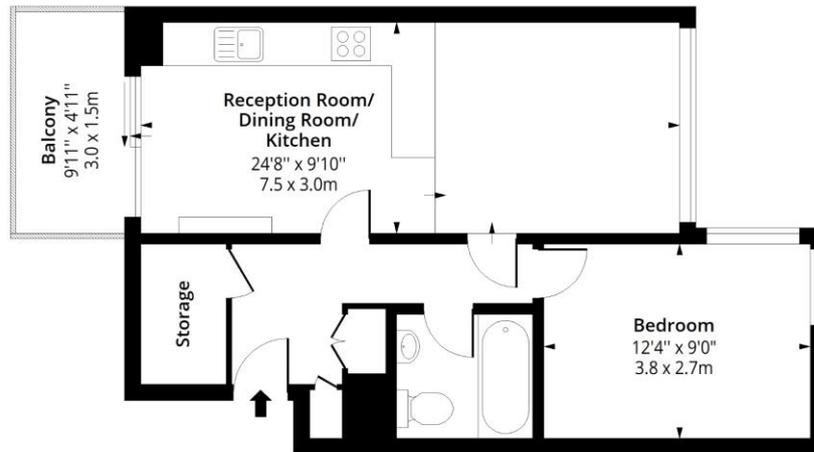
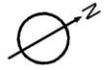
### *Chestertons Tower Bridge Lettings*

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 Tower Bridge  
 London  
 SE1 2UP  
 towerbridgelettingsusers@chestertons.co.uk  
 02073576911  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

# Falcon Point, Hopton Street, SE1

Approx. Gross Internal Area 504 Sq Ft - 46.82 Sq M (Excluding Balcony)  
Approx. Gross Internal Area 554 Sq Ft - 51.47 Sq M (Including Balcony)



## Third Floor

Floor Area 504 Sq Ft - 46.82 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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