



Florin Court, 70 Tanner Street, London SE1 3DP

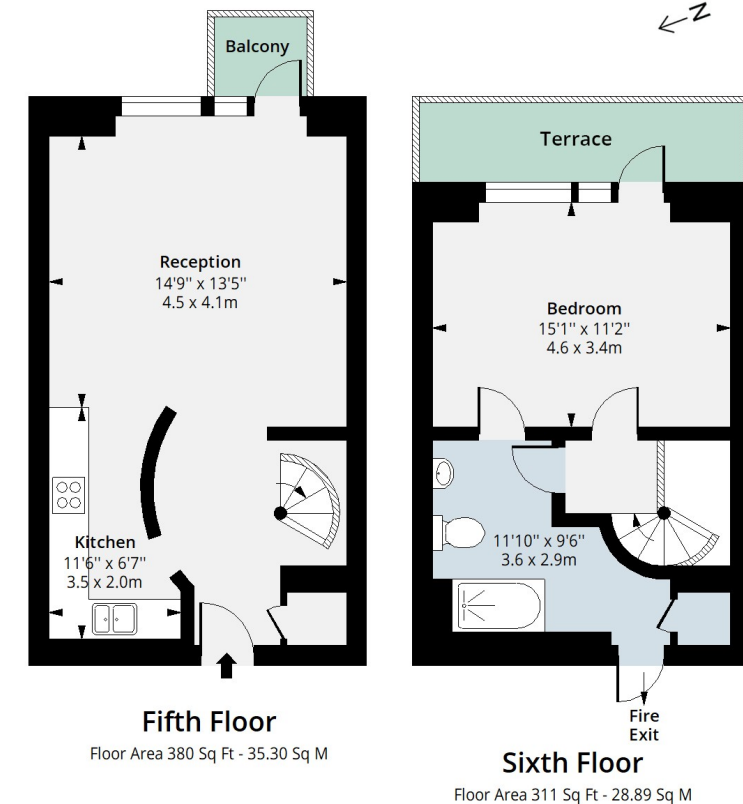
An impressive one bedroom duplex apartment with balcony, terrace, secure allocated parking and concierge facilities located within a secure gated development enjoying close proximity to the City via Tower and London Bridge, fashionable Bermondsey Street with its fine selection of cafes, bars and restaurants, Maltby Street and Borough Market.

Occupying part of the fifth and sixth floors, this striking duplex apartment extending to almost 700 sq ft comprises entrance hall with storage cupboard, generous reception room with dining area, door to private balcony, open plan fitted kitchen with stone work tops and integrated appliances, spiral staircase leads up to double bedroom with door to private terrace and and spacious bathroom with further storage. The apartment offers a good sense of space throughout and benefits from lift access, concierge facilities and secure allocated parking. Florin Court is a sought after gated development ideal for access to the City, London Bridge station for mainline and underground services and enjoys close access to cafes, restaurants and bars in nearby Bermondsey Street.

- Florin Court SE1
- Duplex Apartment
- Impressive Reception Room
- Concierge Facilities
- Gated Development
- 691 Sq Ft
- One Bedroom
- Private Terrace And Balcony
- Secure Allocated Parking
- Excellent location

Florin Court SE1

Approx. Gross Internal Area 691 Sq Ft - 64.19 Sq M
Approx. Gross Balcony Area 81 Sq Ft - 7.52 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	