



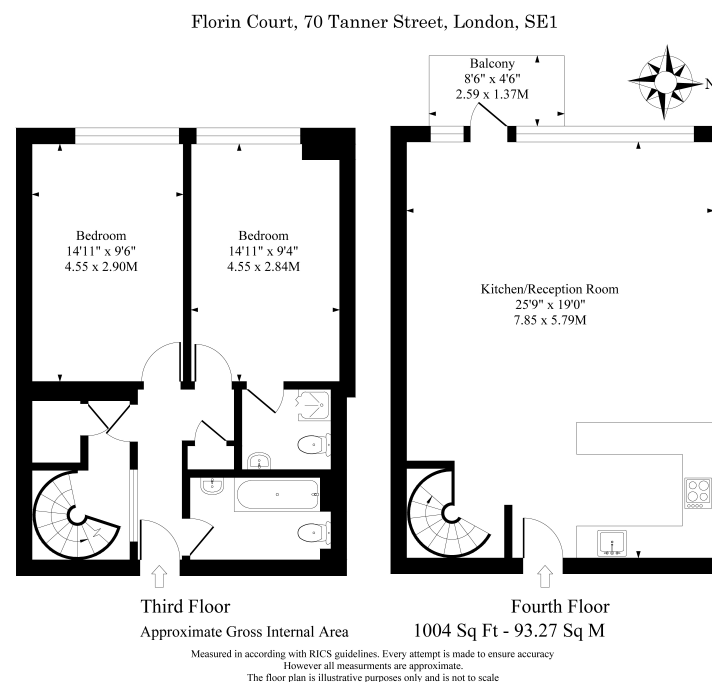


## Florin Court, 70 Tanner Street, London SE1 3DP

A rare opportunity to purchase a modern 1,000 sq ft duplex apartment with two double bedrooms, two bathrooms, an impressive reception room with private balcony overlooking the picturesque communal courtyard and secure allocated parking set within a sought after gated development with concierge located moments from Bermondsey Street, London Bridge, Borough Market and Bankside.

With the accommodation spread over two floors, this impressive duplex apartment comprises entrance hall area leading to an impressive reception room with dining area and door to private balcony overlooking the communal courtyard with Glass Shard views, open plan fitted kitchen with stone work tops and integrated appliances, spiral staircase leads down to second hallway with storage cupboards and door to master bedroom with en-suite shower room, guest bedroom two and family bathroom. The apartment has the benefit of a secure allocated parking space and concierge facilities. Florin Court is a modern sought after gated development conveniently located moments from Bankside, fashionable Bermondsey Street, London Bridge and Borough Market.

- Florin Court SE1
- Modern Duplex Apartment
- Two Bathrooms
- Secure Allocated Parking
- Gated Development With Concierge
- 1,004 Sq Ft
- Two Double Bedrooms
- Impressive Reception Room
- Courtyard And Glass Shard Views
- Chain Free









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 