

**hastings**  
INTERNATIONAL



**Drake Court**

**Guide Price £675,000**

## Drake Court, Swan Street, London SE1 1BH

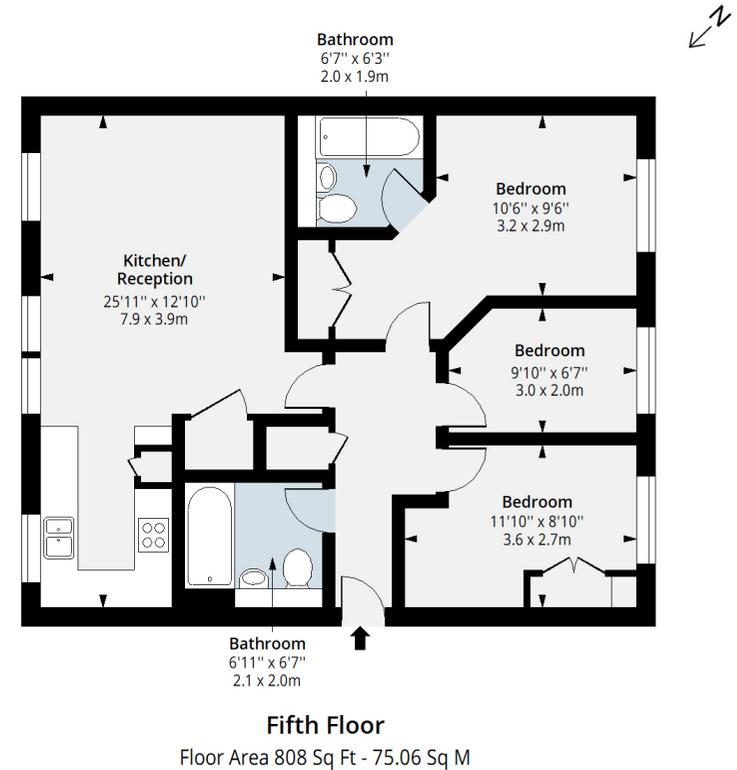
A rare opportunity to purchase a modern three bedroom, two bathroom, top floor apartment with two secure allocated parking spaces and share of freehold set within a popular sought after development located moments from London Bridge, Borough Market, Bankside and the City.

Occupying part of the top floor, this immaculate recently redecorated modern apartment comprises entrance hall with utility/storage cupboard, impressive reception room with feature windows providing superb views towards the Glass Shard, semi-open plan fitted kitchen with stone work tops and integrated appliances, master bedroom with London Eye Views, fitted wardrobes and en-suite bathroom, guest bedroom two with en-suite shower room, bedroom three and family bathroom. The apartment has the benefit of lift access, two secure allocated parking spaces and is located moments from London Bridge, Borough Market, Guys Hospital, Bankside and the City.

- Swan Street SE1
- Two Bathrooms
- Two Secure Allocated Parking Spaces
- Share Of Freehold
- Three Bedrooms
- Top Floor Apartment
- Glass Shard Views
- Excellent Location

### Drake Court, SE1

Approx. Gross Internal Area 808 Sq Ft - 75.06 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+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	