



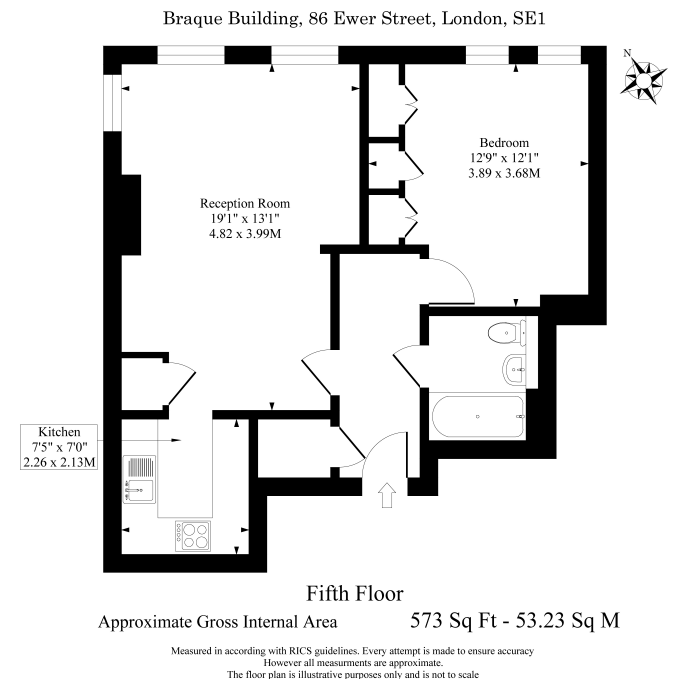


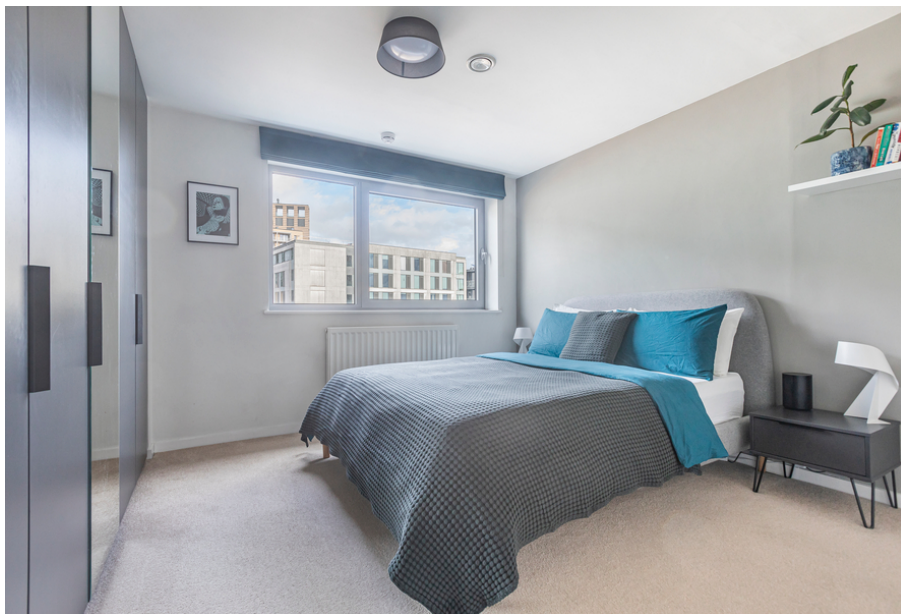
## Braque Building, 86 Ewer Street, London SE1 0FT

A stylish contemporary one bedroom apartment with a high specification interior located within the heart of Bankside, enjoying close proximity to London Bridge, Waterloo, Bankside and Borough Market.

Occupying part of the fifth floor, this exceptional 573 sq ft contemporary apartment comprises entrance hall with generous storage cupboard, impressive dual aspect reception room with feature windows providing fine views, dining area, semi-open plan modern fitted kitchen with work tops and integrated appliances, double bedroom with fitted wardrobes and bathroom. The Braque Building is a small modern boutique development located moments from London Bridge and Waterloo stations, Bankside, Borough Market and the City via Southwark Bridge.

- Braque Building SE1
- Dual Aspect Apartment
- Generous Reception Room
- Fine Views
- 573 Sq Ft
- One Bedroom
- High Specification Interior
- Excellant Location









| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (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 |           |