

**hastings**  
INTERNATIONAL



**Braque Building**

£485,000

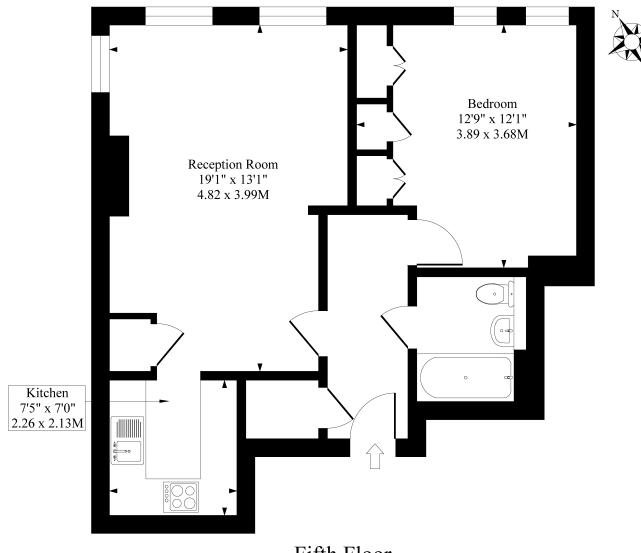
## Braque Building, 86 Ewer Street, London SE1 0FT

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.

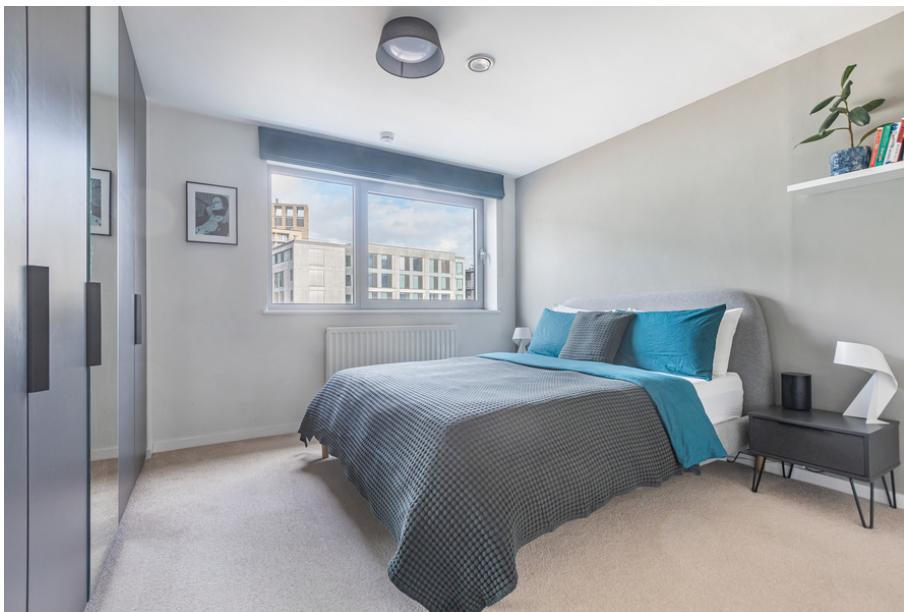
- Braque Building SE1
- Dual Aspect Apartment
- Generous Reception Room
- Fine Views
- 573 Sq Ft
- One Bedroom
- High Specification Interior
- Excellent Location

Braque Building, 86 Ewer Street, London, SE1



Approximate Gross Internal Area 573 Sq Ft - 53.23 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy.  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	84
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC