

£840,000 Leasehold

Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Third Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Concierge
- Short Walk to Waterloo/Southwark
- Approx. 764 Sqft Gross Internal Area
- Winter Garden
- Communal Terrace
- Easy Access to Many Central Locations

GENERAL DESCRIPTION

This spacious, two-bedroom apartment is on the third floor and has a twenty-four-foot reception room with sleek, open-plan kitchen area. There is a main bedroom with fitted wardrobe plus a second double bedroom, a stylish bathroom and a trio of storage/utility cupboards in the entrance hallway. The three principle rooms all have access to a west-facing winter garden. Buckstone Apartments is an impressive, modern development close to Waterloo and Southwark Station and the curve in the Thames means that a considerable stretch of both the south and north banks of the river are within comfortable walking distance. Well insulated walls, high performance glazing and a communal heating/hot water system have resulted in very good energy-efficiency ratings. The block has a very smart entrance and communal areas. Residents can enjoy use of a 24-hour concierge service, secure basement cycle storage and a second-floor terrace.

Tenure: Leasehold (125 years from 01/06/2017).

Service Charge: £374.19 per month (subject to annual review).

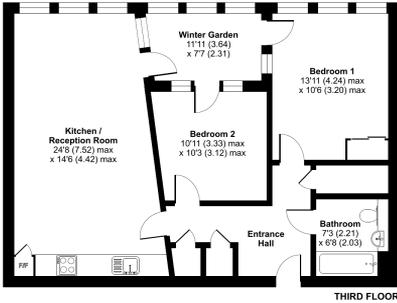
Ground Rent: £250.00 for the year.

Council Tax: Band E, London Borough of Southwark.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

Blackfriars Road, London, SE1
Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition Incorporating International Property Measurement Standards (IPMS) November 2018. Produced by Urban Moves. REF: 1283567

DIMENSIONS

THIRD FLOOR

Entrance Hall

Reception

24' 8" max. x 14' 6" max. (7.52m x 4.42m)

Kitchen

included in reception measurement

Bedroom 1

13' 11" max. x 10' 6" max. (4.24m x 3.20m)

Bedroom 2

10' 11" max. x 10' 3" max. (3.33m x 3.12m)

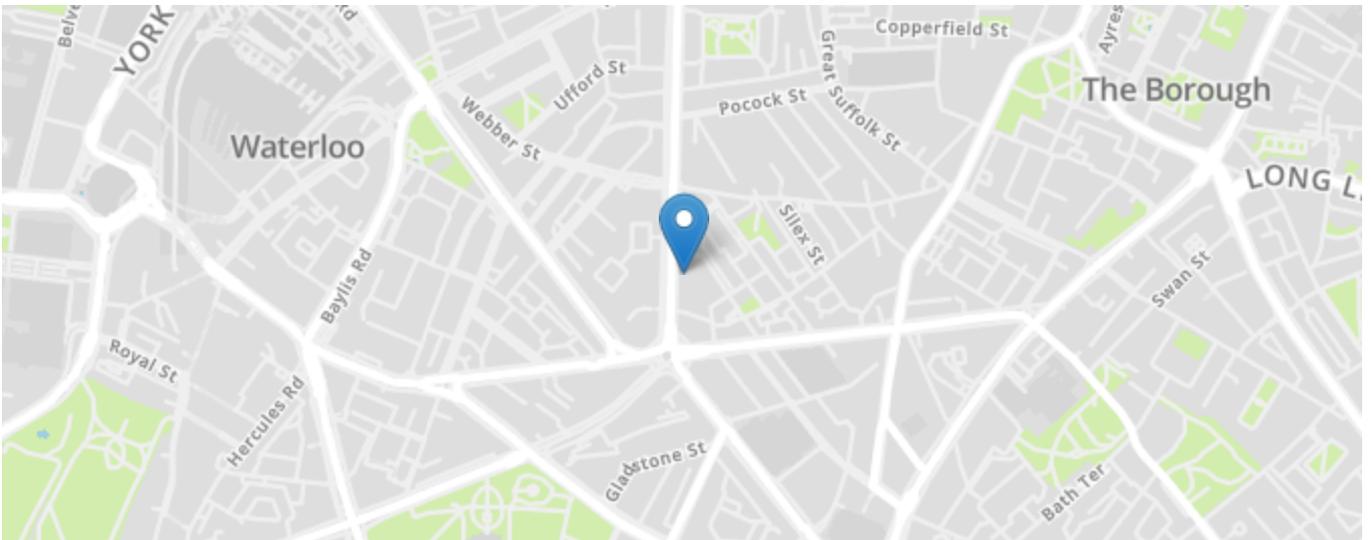
Bathroom

7' 3" max. x 6' 8" max. (2.21m x 2.03m)

Winter Garden

11' 11" max. x 7' 7" (3.63m x 2.31m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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 	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.