

£690,000 Leasehold

Buckstone Apartments, 140 Blackfriars Road, London SE1 8BW



- Second Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Short Walk to Waterloo/Southwark
- Approx. 742 Sqft Gross Internal Area
- Full Width Terrace
- Easy Access to Many Central Locations

GENERAL DESCRIPTION

This exceptionally-large, one-bedroom property is on the second floor and has a twenty-eight-foot reception room with open-plan kitchen area and a sliding door leading out onto a full-width, rear-facing terrace. The generously-sized bedroom also allows access to the terrace and includes a fitted wardrobe. Useful, additional, built-in storage has been provided in the entrance hallway and there is a spacious, stylish and high-spec bathroom. This impressive, recently-constructed development is close to Waterloo and Southwark Stations 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. Modern insulation standards, high performance glazing and a communal heating/hot water system contribute towards very good energy-efficiency ratings. Buckstone Apartments has a very smart entrance and communal areas. Residents can enjoy use of a 24-hour concierge service, secure basement cycle storage and a communal terrace (which is also on the second floor).

Tenure: Leasehold (125 years from 2017).

Service Charge: £321.62 per month (subject to annual review).

Ground Rent: £250.00 for the year.

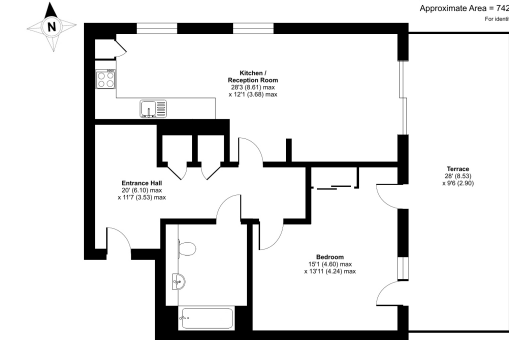
Council Tax: Band D, London Borough of Southwark.

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.

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Approximate Area = 742 sq ft / 68.9 sq m
For identification only - Not to scale



Approved by the Property Measurement Association (PMA) in accordance with RICS Property Measurement Standards, incorporating International Property Measurement Standards (IPMS) November 2018. Produced by Urban Moves. REF: 100689

DIMENSIONS

SECOND FLOOR

Entrance Hall
20' 0" x 11' 7" (6.10m x 3.53m)

Reception
28' 3" max. x 12' 1" max. (8.61m x 3.68m)

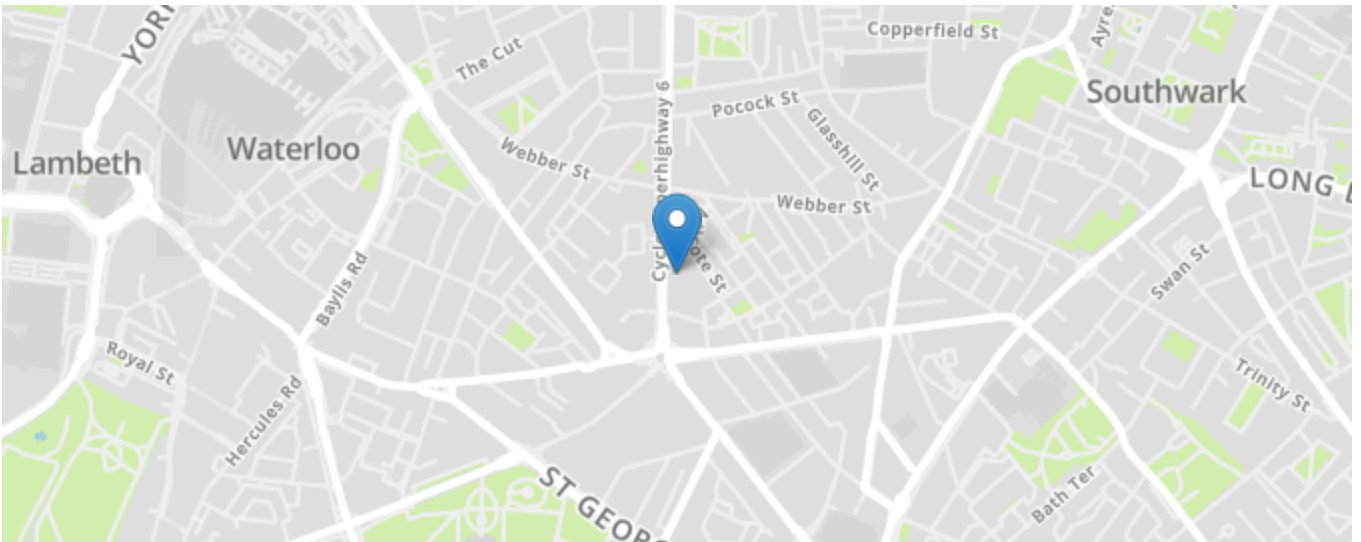
Kitchen
included in reception measurement

Bedroom
15' 1" max. x 13' 11" max. (4.60m x 4.24m)

Bathroom

Terrace
28' 0" x 9' 6" (8.53m x 2.90m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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.