

REDUCED

£425,000 Leasehold



Davis & Gibbs

# Rochester House, Manciple Street, London.

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## ABOUT THE PROPERTY

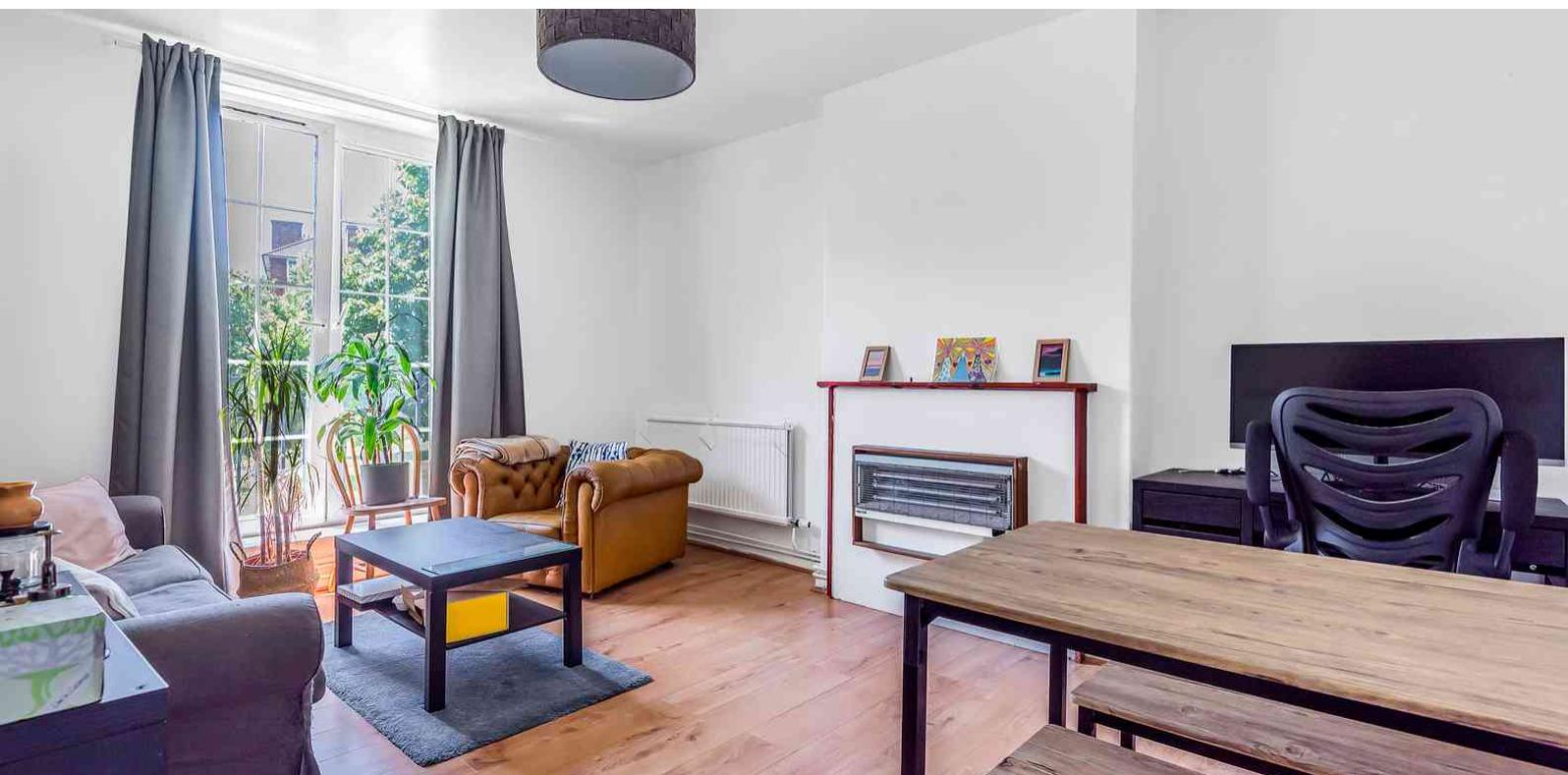
Rochester House on Manciple Street is a desirable low rise brick built period building surrounded by tree lined avenues and parks in SE1.

The flat itself is set over one floor and can be found in excellent decorative order. It is offered to the market chain free and comprises of two double bedrooms, a 15ft reception room with a separate kitchen and a family bathroom with separate WC. Benefits of this apartment include the floor to ceiling double glazed Juliette style windows to the reception and second bedroom offering views of Tabard Gardens below and double glazed multiway windows to the rest of the rooms. Wooden flooring can be found throughout with white walls and high ceilings which enhance the natural light into the apartment. The kitchen provides ample storage options, dual aspect windows and is finished with white brick style tiles behind the counters.

This property is priced to sell, no onward chain with affordable service charge and ground rent via Southwark Council. Transport options within walking distance include Borough Station and Elephant & Castle. The surrounding area is adorned with shopping facilities and restaurants as well as being in close proximity to The South Bank and Borough Market. This apartment would make a proud property purchase for residential and investors alike.

## FEATURES

- Two Bedroom Apartment
- Prime Location
- Naturally Bright
- Excellent Decorative Order
- Double glazed Windows
- Separate Kitchen
- Juliette Doors
- Overlooking the Green



## First Floor

### Reception Room

4.7m x 3.51m (15' 5" x 11' 6") Lovely bright 15 ft reception room with high ceilings, white walls and full length Juliette style windows overlooking Tabard Gardens below. Wooden flooring and central heating available in this room.

### Kitchen

3.12m x 1.73m (10' 3" x 5' 8") Kitchen with dual aspect windows, ample storage options with free standing cooker. Finished with white brick style tiles.

### Bathroom with Separate WC

Family bathroom tiled with a separate WC just off the entrance hall.

### Bedroom One

3.78m x 3.15m (12' 5" x 10' 4") Large double bedroom with double glazed window.

### Bedroom Two

3.63m x 2.72m (11' 11" x 8' 11") Large double with Juliette style windows overlooking Tabard Gardens below.

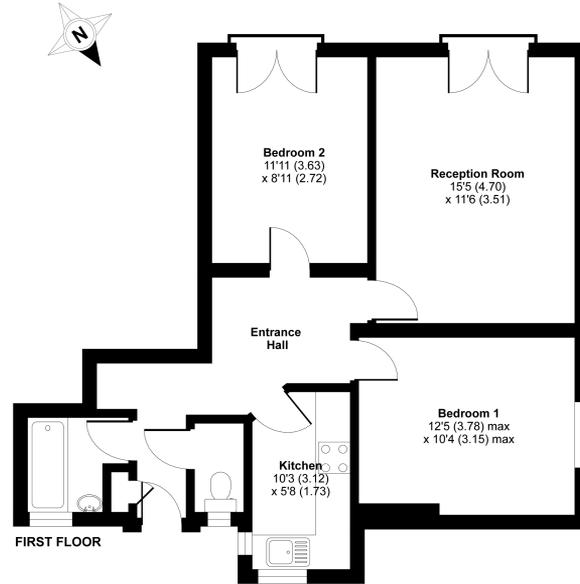


# FLOORPLAN

## Manciple Street, London, SE1

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Davis & Gibbs. REF: 1317000

# EPC

