Reeds Rains

reedsrains.co.uk



Tabard Street, SE1 4LA

Asking Price: £525,000
Leasehold

Tabard Street, SE1 4LA

A rare opportunity to acquire a spacious maisonette with its own private entrance, superbly located in the heart of SE1. This well proportioned property offers a bright and inviting reception room, a separate fitted kitchen, two generous double bedrooms, including a principal bedroom with an en suite, a contemporary shower room, and a versatile office / study, ideal for home working.

Perfectly positioned for commuters, the property benefits from excellent transport links, with easy access to Borough Station and London Bridge Station, as well as numerous bus routes and dedicated cycle paths connecting you across the capital. Some of London's most iconic landmarks are within easy reach, including Borough Market, The Shard, Tower Bridge, and the vibrant South Bank. Residents can enjoy an exceptional range of riverside walks, galleries, theatres, museums, restaurants, and bars, while nearby green spaces provide welcome opportunities for relaxation and recreation.

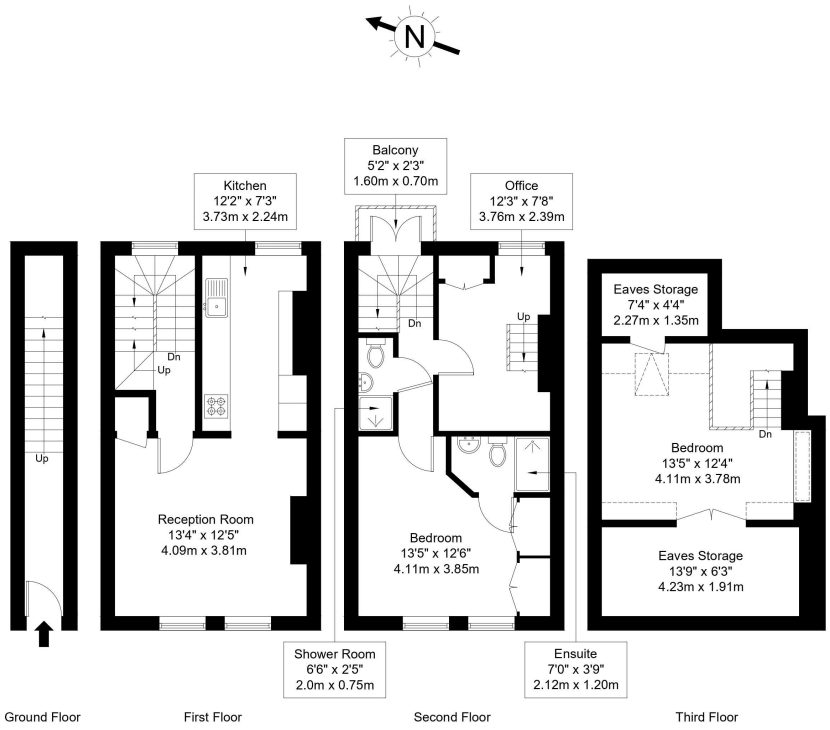
Accommodation & Amenities

- Cash Buyers Only
- Two Bedrooms
- 834 SQ FT
- Excellent Location
- Well Connected
- Chain Free
- Leasehold 125 Years from 23/02/1999
- Ground Rent £200 per annum
- Southwark Council Tax Band D
- EPC Rating Band D

Tabard Street, SE1 4LA

Approx Gross Internal Area = 77.44 sq m / 834 sq ft
RHH / Eaves Storage = 14.94 sq m / 161 sq ft
Balcony = 1.12 sq m / 12 sq ft
Total = 93.5 sq m / 1007 sq ft

= Reduced Headroom Below 1.5m / 5'0



Ref :

Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN









42 Kennington Road, London, SE1 7BL | kennington@reedsrains.co.uk | 0207 928 2406 | **reedsrains.co.uk**









42 Kennington Road, London, SE1 7BL | kennington@reedsrains.co.uk | 0207 928 2406 | **reedsrains.co.uk**

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.