



## 92 Patrick Court London

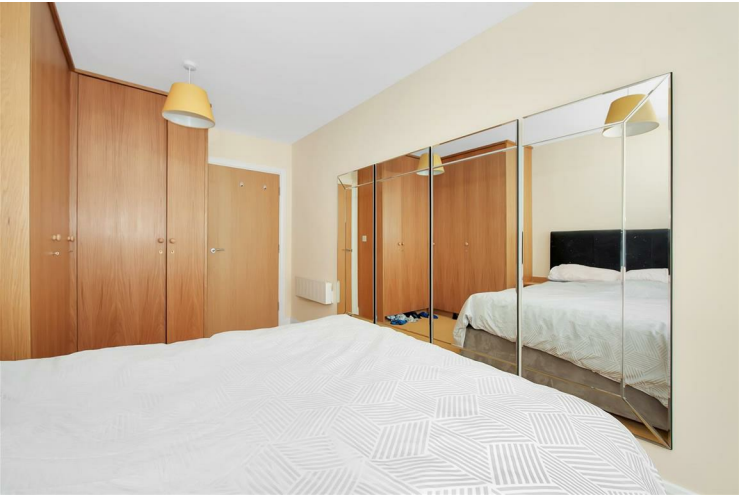
**£440,000**  
LEASEHOLD

Set within a modern development, this fantastic one bedroom apartment offers an impressive reception room, fully integrated kitchen, bathroom and a private balcony. The area is a hive of activity with many attractions on the doorstep, London's oldest food market, which attracts both locals and tourists. Further highlights of the area are the walking distance to Waterloo station, Southwark Cathedral, and the Globe Theatre.

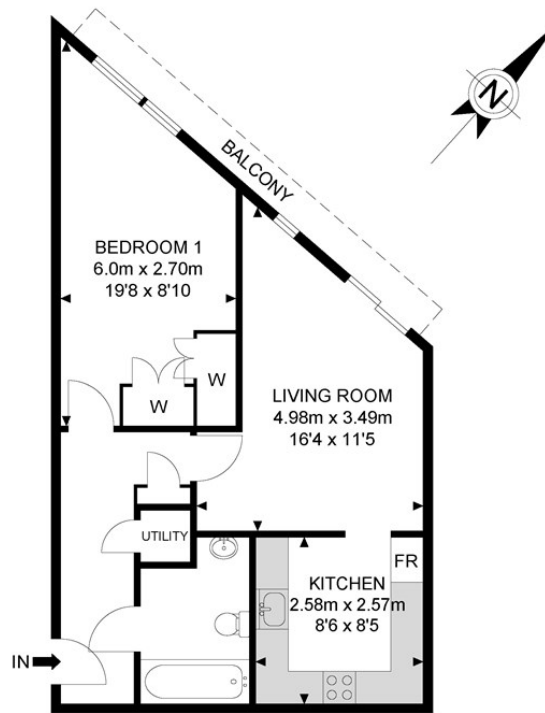


- One Double Bedroom • Superb Location • Excellent Condition • Modern Development • Service charge: £2040 PA • Lease: 116 Years





# Webber St



## 4th Floor



APPROX. GROSS INTERNAL FLOOR AREA 473.61 SQ FT / 44.0 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 39.82 SQ FT / 3.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 73                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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