



LARCH COURT, ROYAL OAK YARD, LONDON, SE1

£700,000

Goldman Greg are delighted to present this bright and spacious two bed two bath fourth floor apartment located just moments from Bermondsey Street.

The property comprises two double bedrooms, two modern bathrooms (one ensuite), a large reception room, separate fitted kitchen and a private balcony with incredible views of the City skyline.

The area is home to London's most iconic landmark, Tower Bridge and is within the vicinity of many attractions such as The Shard, Tate Modern and Tower of London. Further benefits include a variety of bars and restaurants and is a short walk to the delights of Bermondsey Street, Maltby Street & Borough markets.

Although The City is within walking distance, the area is well connected with excellent transport links via London Bridge & Tower Hill stations, as well as the river taxi.

Leasehold - 976 years remaining
Ground Rent - £250 per annum



Goldman Greg

Royal Oak Yard, SE1 3GB

Approx Gross Internal Area = 67.19 sq m / 723 sq ft

Balcony = 4.37 sq m / 47 sq ft

Total = 71.56 sq m / 770 sq ft

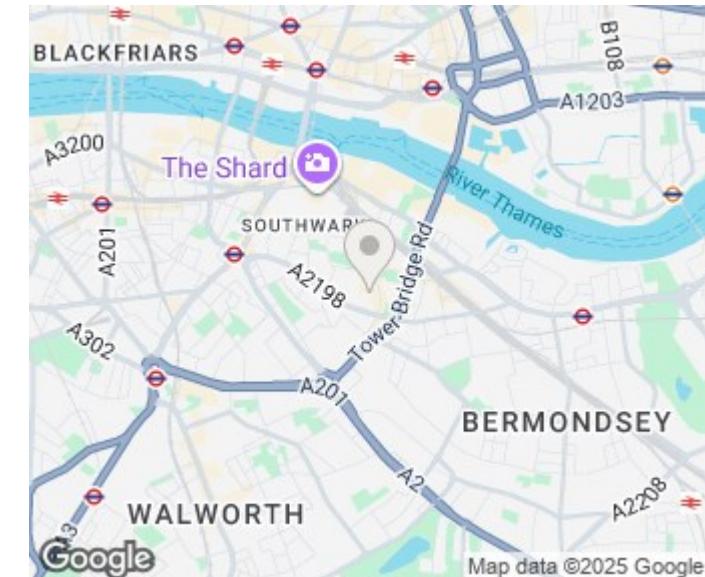


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Copyright **B L E U** PLAN

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 your own inspection of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 83 |
| (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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