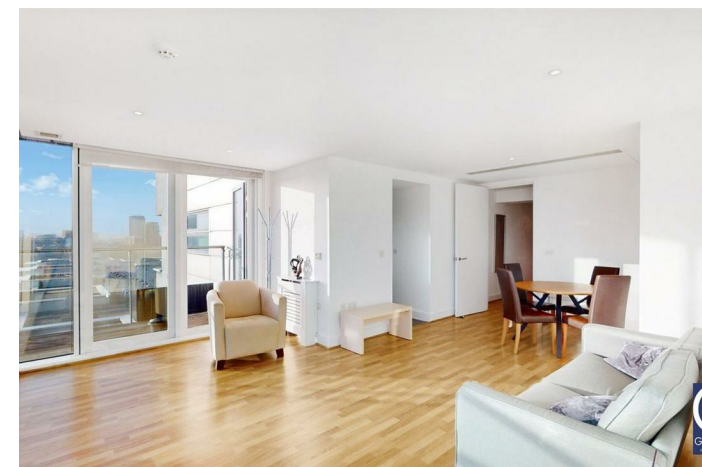
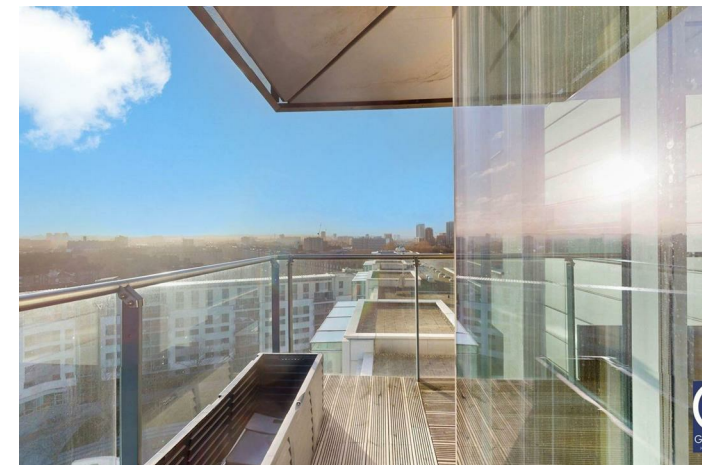
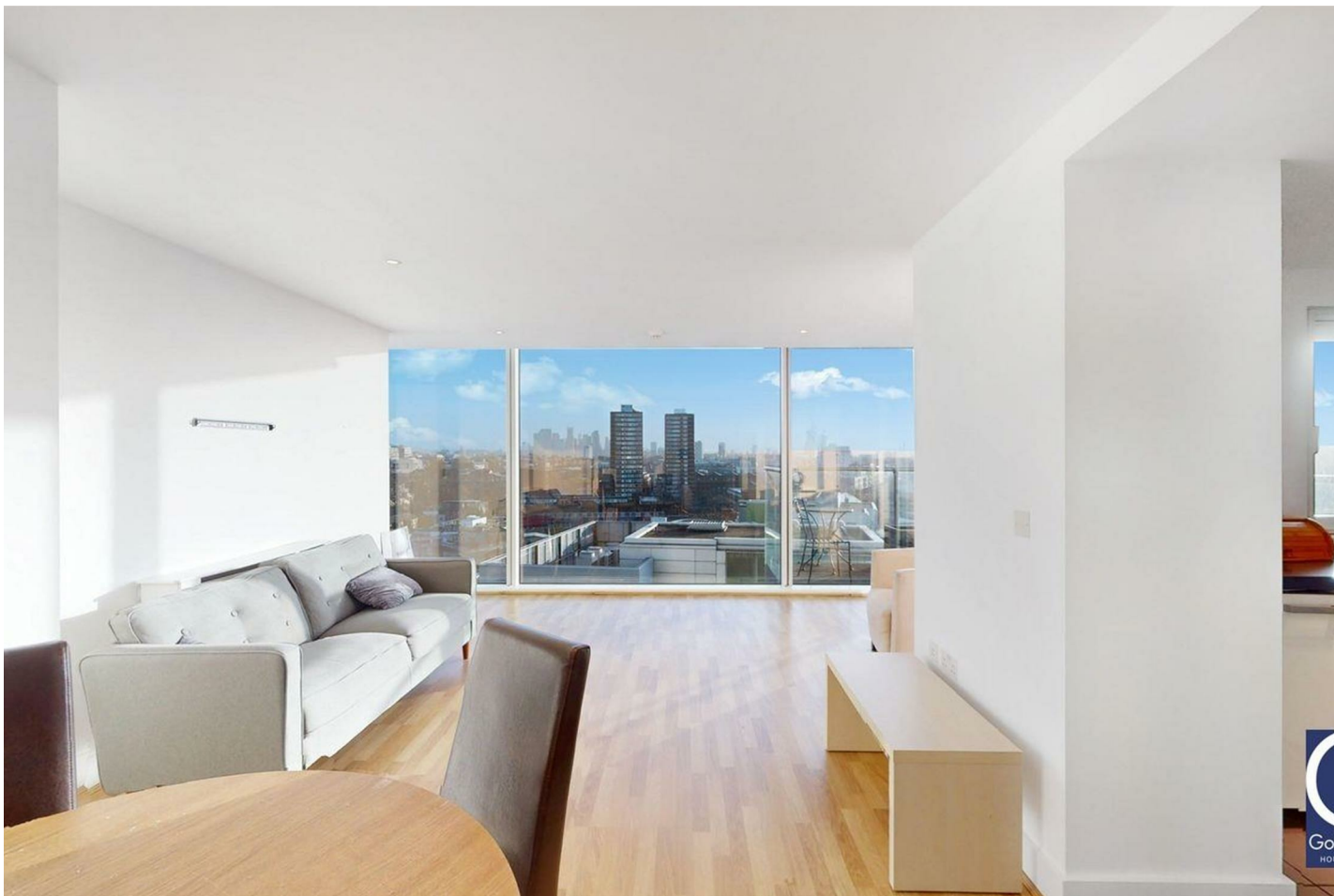




EMPIRE SQUARE WEST, LONDON, SE1

£3,175

* VIRTUAL TOUR AVAILABLE * Goldman Greg are delighted to offer this two bedroom, two bathroom tenth floor apartment located within Empire Square West which has just been freshly painted throughout and ready to move in straight away!

The apartment benefits from two double bedrooms, two bathrooms, a modern fitted kitchen and large living area offering stunning views across London through large glass windows.

There is also direct access onto a balcony directly from the living area, perfect for the summer months.

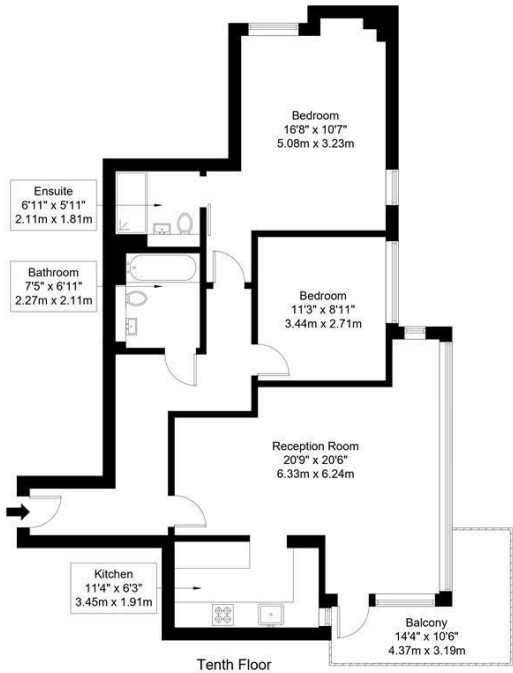
Empire Square West is conveniently located to a choice of stations within less than half a mile including Borough, London Bridge and Elephant and Castle (Bakerloo) Stations.

Available immediately, early viewings are highly recommended.



Empire Square West, SE1 4NL

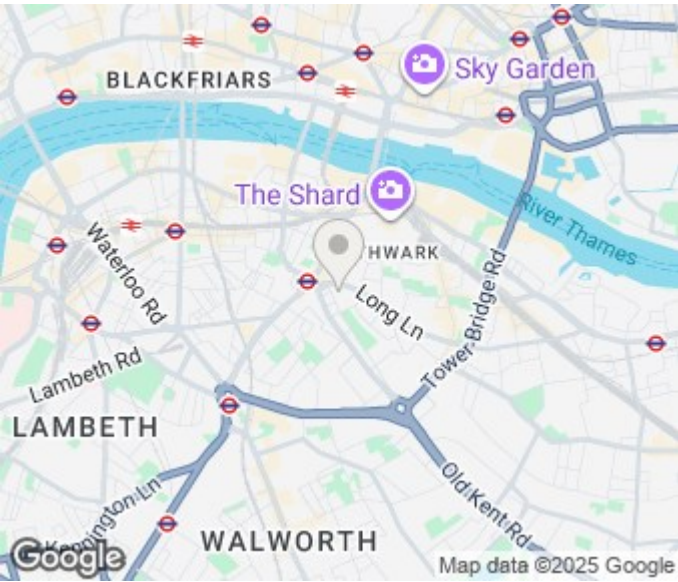
Approx Gross Internal Area = 89.5 sq m / 963 sq ft
Balcony = 8.5 sq m / 91 sq ft
Total = 98 sq m / 1055 sq ft



Ref :

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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.
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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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