



## WINCHESTER SQUARE SOUTH BANK



LET

REF: 1386713

### 1 Bed, Complex Apartment

Over Looking Borough Market - Excellent Transport Links - Large One Bedroom Apartment - Modern Secure Complex - Chain-Free

Ludlowthompson.com. A one bedroom apartment on the first floor of this secure development overlooking Borough Market. A property in prime location, Winchester Stables offers excellent transport links into the City and West End (London Bridge Tube and Rail), as well as having all the amenities of Borough Market, with an abundance of bars, restaurants and shops as well as local sights such as Southwark Cathedral .

**Train/Tube** - London Bridge, Mansion House, Cannon St, Borough



## WINCHESTER SQUARE SOUTH BANK



Reception (Open Plan)



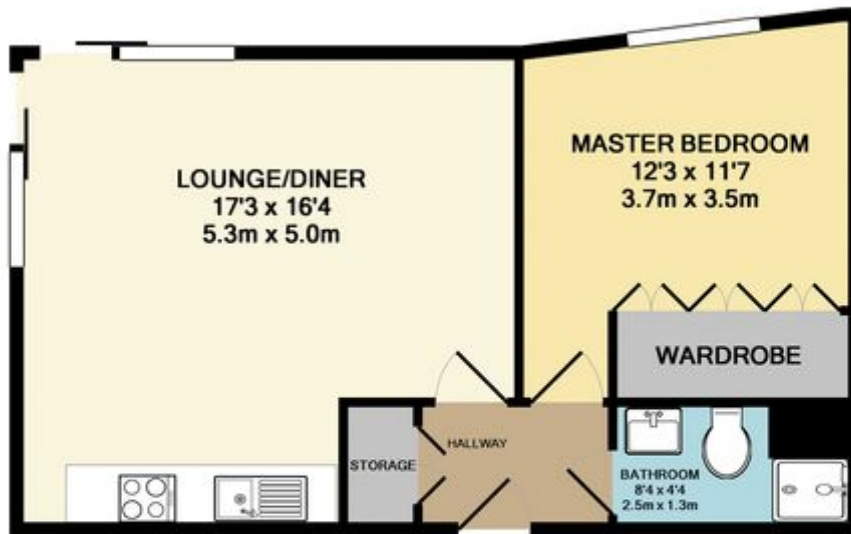
Bedroom



Bathroom



# WINCHESTER SQUARE SOUTH BANK



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.1 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception (Open Plan) - 4.9m x 5.3m (16' x 17' 4")

Bedroom - 3.5m x 3.7m (11' 5" x 12' 1")

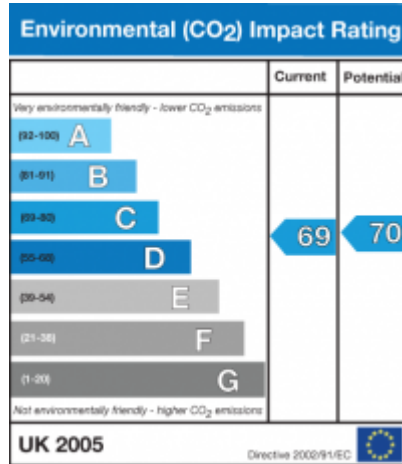
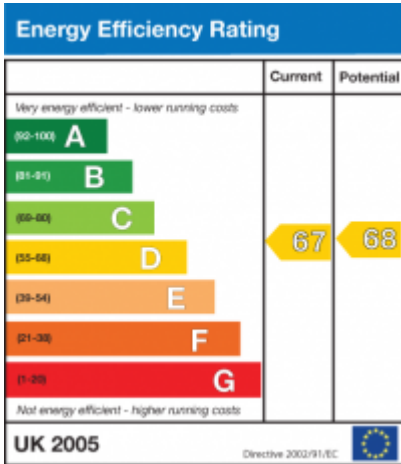
Bathroom - 1.3m x 2.5m (4' 3" x 8' 2")

### Tenure Information

Lease Length: Approx 116 Years remaining. Service Charge: £600 per annum Ground Rent: £250per annum

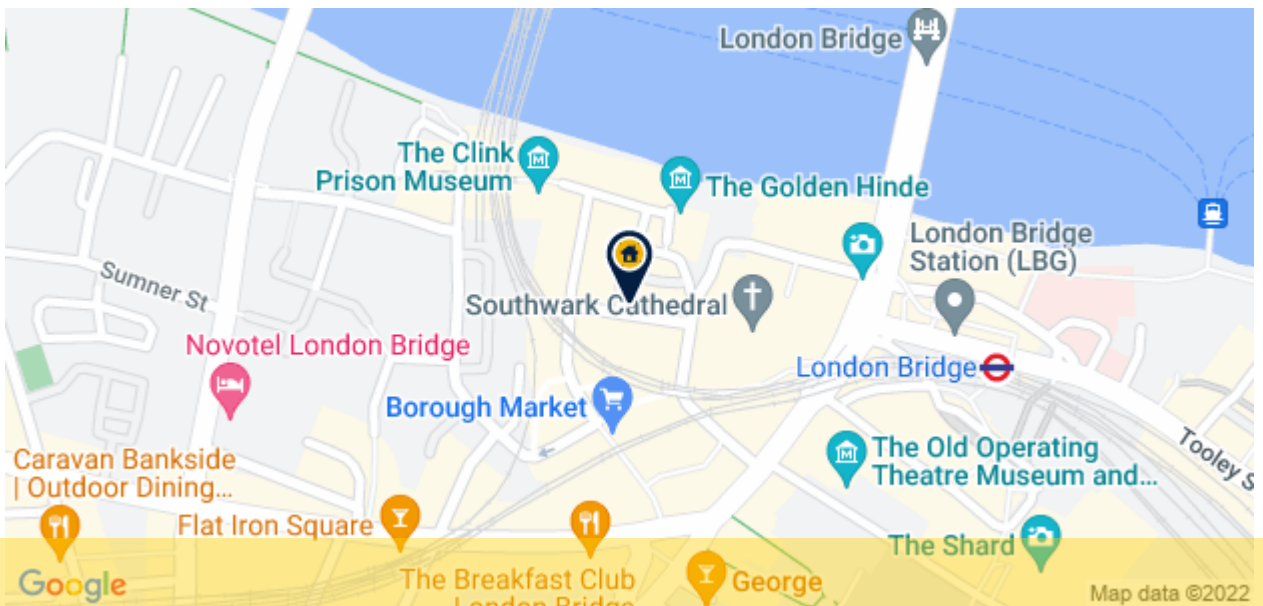


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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 1386713

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.