



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

## WEBBER STREET NEWINGTON



**SOLD**

**REF: 855506**

### **2 Bed, Apartment, Private Balcony**

Stunning City Views - Private Balcony - To View Please Call 020 7480 0170 - Two Bedroom Apartment - 6th Floor - Chain Free

GUIDE PRICE: £450,000 - £500,000. A fantastic opportunity to acquire this 6th floor two bedroom apartment with stunning City views in Webber St, SE1. The property is located superbly and boasts a bright and spacious reception room with dual aspect windows, large eat-in kitchen, three piece bathroom suite, two double bedrooms and private balcony. The property requires some modernisation but boasts amazing City views including views of the Shard from the bedrooms, and Parliament from the balcony.... [continued below](#)

**Train/Tube** - Lambeth North, Southwark, Elephant & Castle, Borough

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



# WEBBER STREET NEWINGTON



Reception Room



Bedroom 1



Kitchen



Exterior



City Views



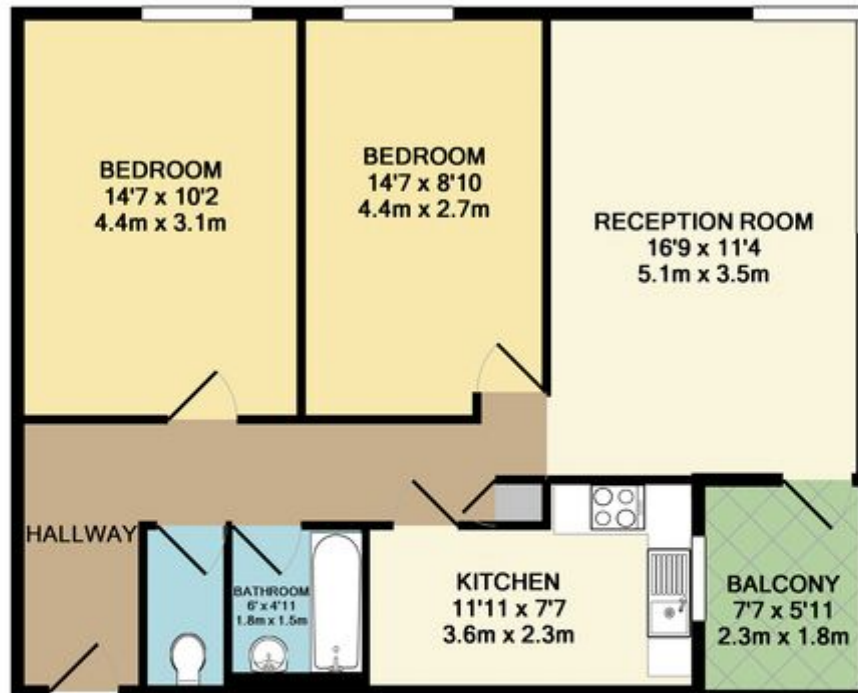
Private Balcony



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TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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

Made with Metropix ©2015

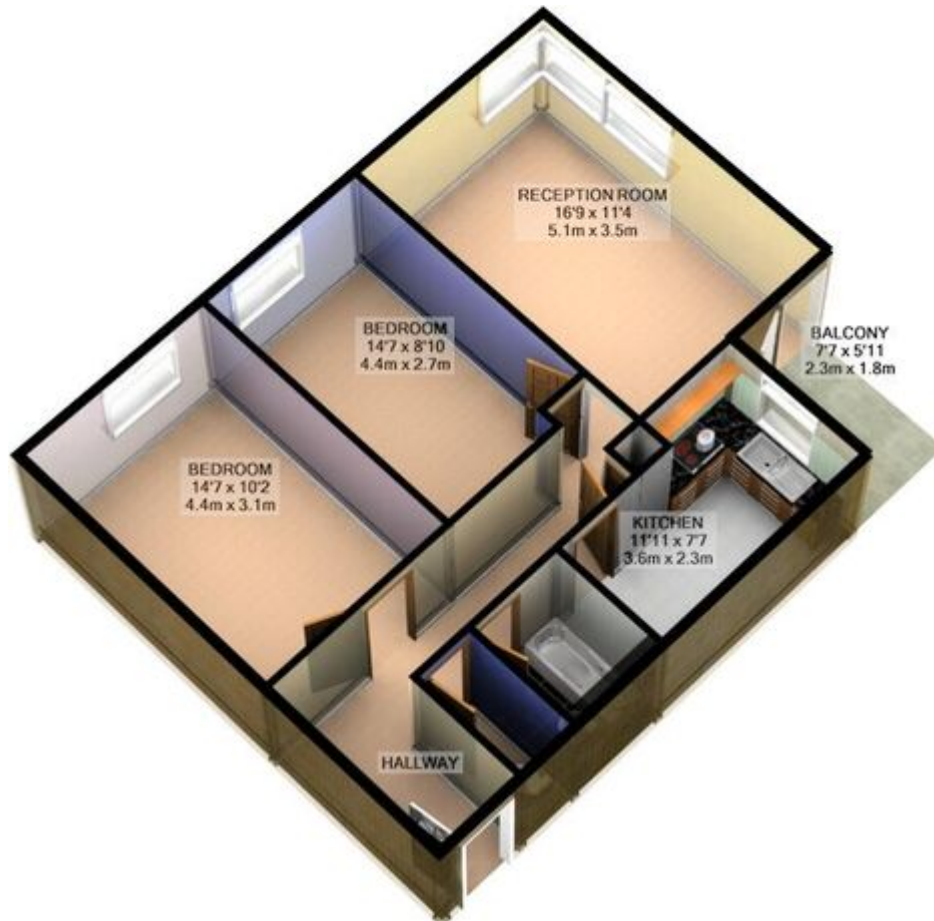
Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not 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 Room - 3.5m x 5.1m (11' 5" x 16' 8")

Bedroom 1 - 3.1m x 4.4m (10' 2" x 14' 5")

Bedroom 2 - 2.7m x 4.4m (8' 10" x 14' 5")

Kitchen - 3.6m x 2.3m (11' 9" x 7' 6")

### Tenure Details

Tenure - Leasehold

Lease Expires - 101 years

Service Charges - £1250 per year

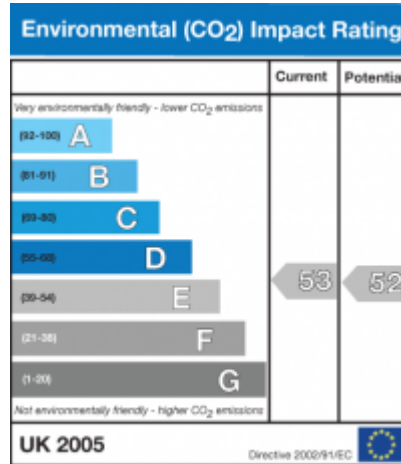
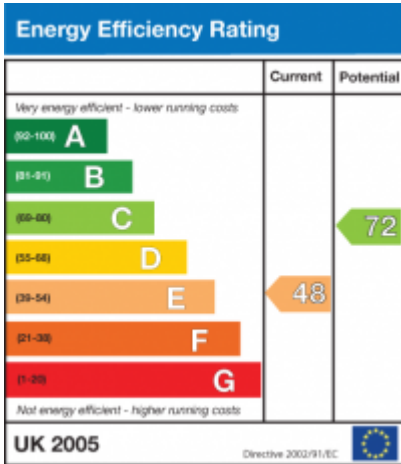
Ground Rent - £10 per year



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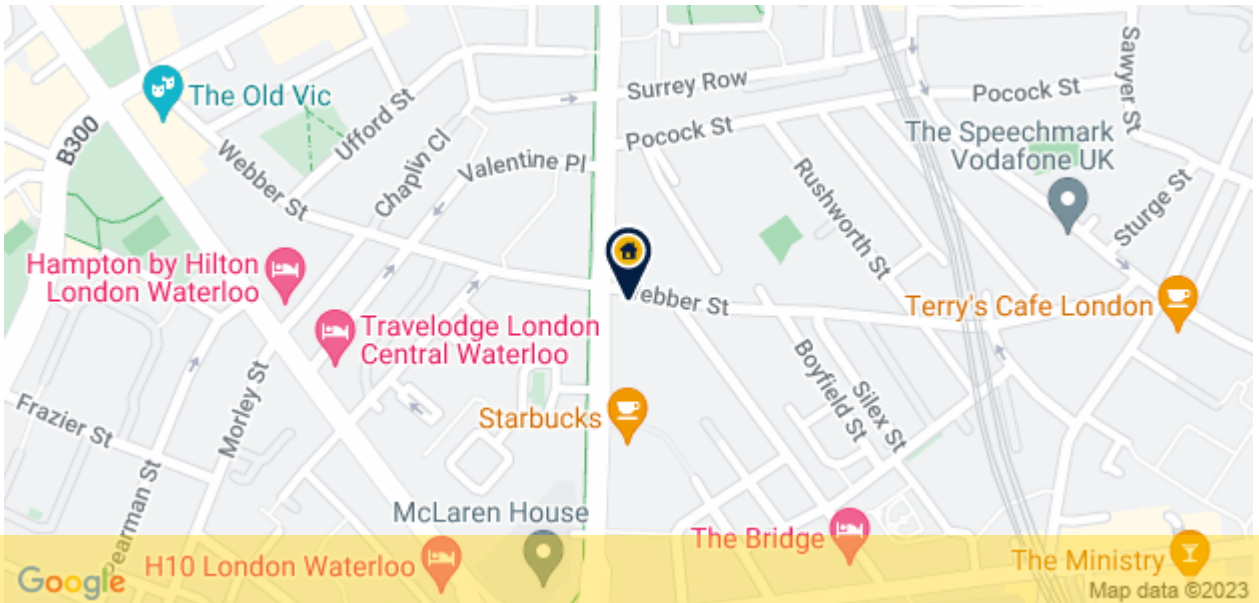




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**When you want to view a property through us it helps to bear in mind the following:**

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 vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling 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 City / Docklands Sales Office quoting 855506**

### DISCLAIMER

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

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser 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 vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.