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London property experts

America House, Keppel Row, SE1

Offers In Excess Of £925,000

A beautifully presented two bedroom two bathroom apartment situated on the third floor of this sought-after development located just off Southwark Bridge Road. Offers in excess of £925,000





Property Features

- High specification apartment
- Passenger lift
- Short walk from London Bridge
- Zone 1
- Parking space
- Walking distance to the City
- Few minutes walk to 3 tube stations
- Chain free
- Offers in excess of £925,000



Property Description

A spacious (over 1000sq ft) and super high quality two double bedroom, two bathroom apartment within a sought after building in Southwark (offering incredibly easy access to the City, and West End).

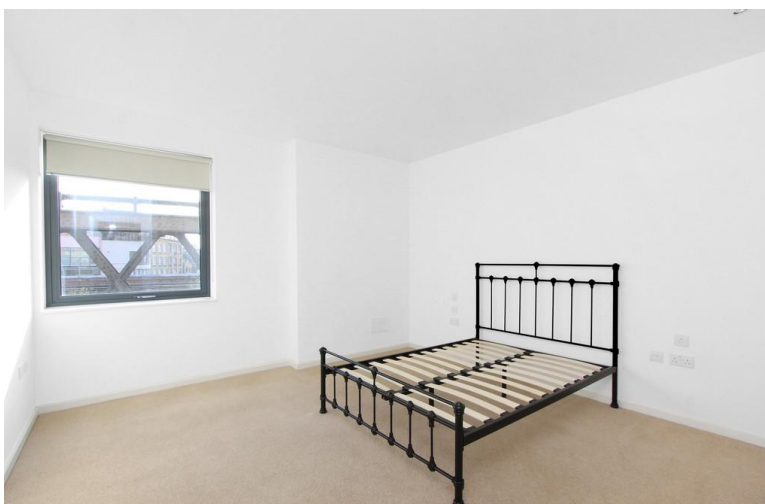
The accommodation consists of a large living room with luxury open plan kitchen (Corian worktops), double bedroom with en-suite bathroom, second double bedroom, and additional bathroom.



Bedrooms have high quality Kvanum fitted wardrobes. The apartment also benefits from triple glazing.

Please see the attached floor-plans for the room dimensions and property layout.

Offered Chain Free



Tenure

Leasehold

Service Charge

£3,944 per annum including Ground Rent (approx.)



Council Tax Band

Tax Band G

Council Tax Cost

£2011.90 per annum

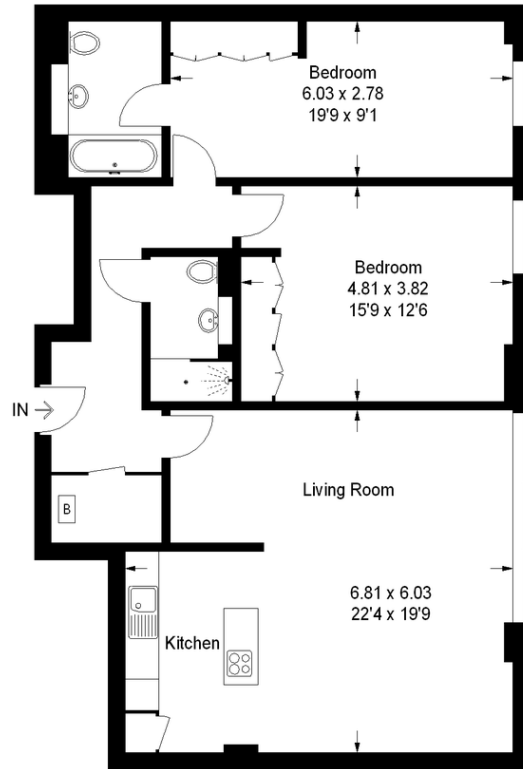
Local Authority

Southwark London Borough Council



America Street, SE1

Approximate Gross Internal Area
98 sq m / 1055 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID48356)

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (52 plus) A |
| (81-91) B | | | (61-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | 69 | (55-68) D |
| (39-54) E | 48 | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

Agents Note: Every care has been taken with the preparation of this information but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All

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