



Royal Standard Apartments, SE1 6AD

One-bedroom flat | Thriving London neighbourhood | Zone 1 & 2 | Close to lots of green open spaces | Close to amenities and shopping centre | Benefits from multi-billion pound regeneration of the local area | Great transport links | Underfloor central heating | Gas boiler

Asking Price: **£490,000 (Guide Price)**



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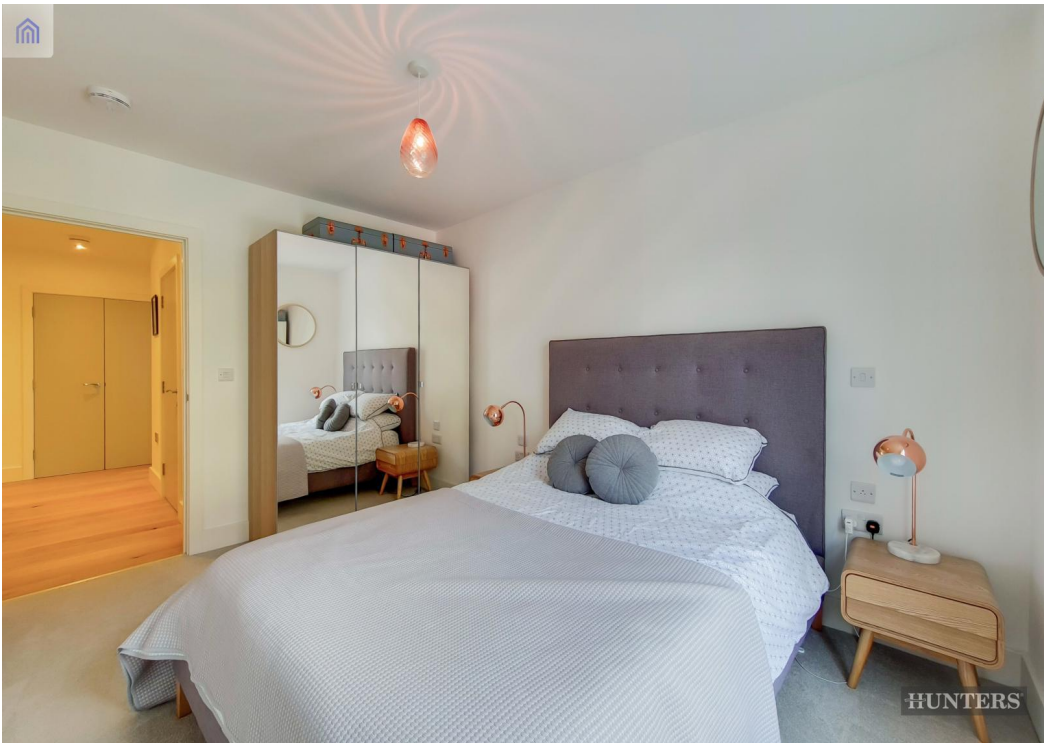
DESCRIPTION

Hunters Tower Bridge is pleased to present this one-bedroom, first-floor apartment located inside the Royal Standard Apartments, SE1 6AD. The open planned kitchen/reception area features a brand new white fitted kitchen; this looks upon a large lounge area with floor-to-ceiling windows that opens out to the private balcony. The private balcony, which includes space for a table and chairs, offers excellent views of the local neighbourhood and is the perfect place to have your morning coffee. The bedroom is a great size double. It has been recently decorated and features a neutral carpet and fresh white walls. The white tiled bathroom is also new and finished to a very high spec. It features a large mirror, sink storage space, a bath and a shower. The property is located almost equidistant between Elephant and Castle and Borough in a great location. Elephant and Castle is fast becoming an exciting and thriving London neighbourhood propelled by the massive regeneration of the area. With a multi-billion pound transformation scheme by Southwark Council, the wider region will reap huge benefits from a new town centre. The plans incorporate a completely remodelled underground station, a new state of the art campus for the London College of Communication, brand new exhibition spaces and leisure facilities, including a cinema, new shops, cafes and restaurants. This apartment is close to lots of parks for those who enjoy the outdoor life, including Newington Gardens, Dickens Fields, Burgess park, and the new Elephant Park with its exciting range of restaurants and bars.

Transport links are excellent with both the Northern Line and Bakerloo line located at Elephant & Castle, which is 536 yards away from the flat. Nearest Stations Elephant & Castle = 0.6 km Borough = 0.8 km London Bridge = 1.5 km London Waterloo East = 1.7 km Bank DLR = 2.3 km

Nearest Schools Ark Globe Academy = 0.2 km Chem = 0.5 km Victory Primary School = 0.6 km St Saviour's and St Olave's Church of England School = 0.7 km First Class Learning Southwark = 1.1 km





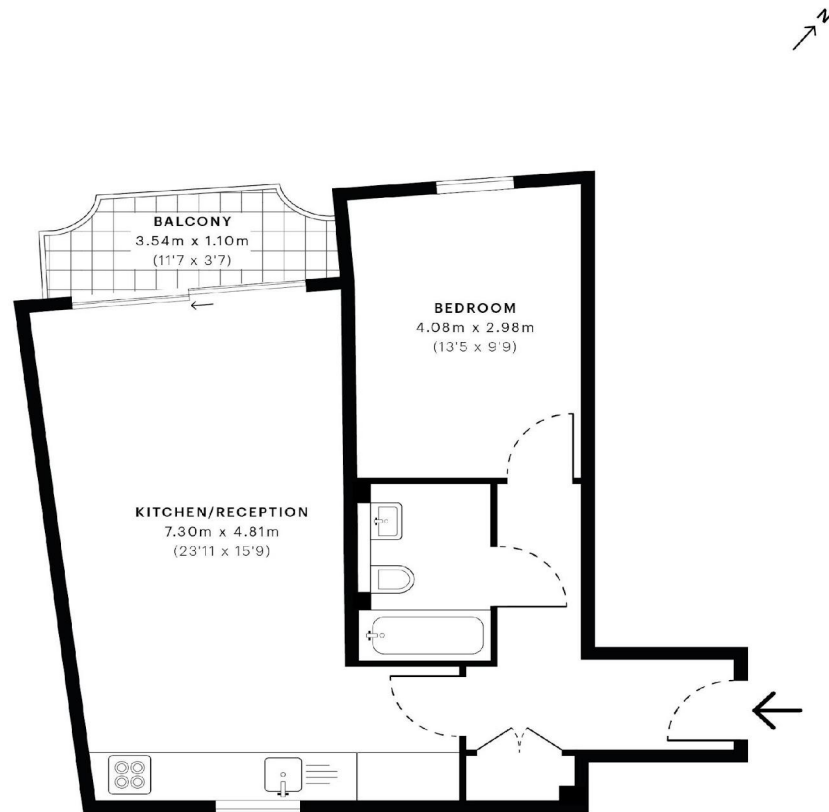
Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
53.39 sqm / 574.69 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes: washrooms, restricted head height
51.27 sqm / 551.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.34 sqm / 35.95 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.23 sqm / 2.48 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.12 sqm / 614.83 sqft
IPMS 3C RESIDENTIAL 55.13 sqm / 593.41 sqft

SPCC ID: 60d355dab7see30e3f34abdd

Do you have a property to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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OPENING HOURS
Monday - Friday 9am-7pm, Saturday
10am-3pm