



## Falcon Point, Hopton Street, SE1

Benefiting from stunning views of the Thames is this fourth floor one bedroom apartment.

ESTATE & AGENT

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## Falcon Point, Hopton Street, SE1 Offers Over £600,000 Leasehold

Benefiting from stunning views of the Thames - taking in St. Pauls Cathedral to the City, is this fourth floor (with lift) one bedroom apartment.

The accommodation briefly comprises; entrance hall with large walk-in storage cupboard, an open-plan kitchen/diner and living room with parquet floor that enjoys stunning views of London, a private balcony providing outside space - perfect for dining alfresco in the warmer months.

A double bedroom - again enjoying spectacular views of the Thames with plenty of storage offered by fitted wardrobes, and finally a bathroom/w.c. with a white suite and further storage cupboards with plumbing for a washing machine.

The property is excellently located at Bankside, right next to the Tate Modern, within moments of Blackfriars, Southwark and City Thames Link - an ideal city pad for those looking to be close to all that London has to offer.

The view from the flat is fantastic, the location is superb and the accommodation is inviting and well-laid out with a vintage style.

The vendor has informed us of the potential opportunity to rent a garage if required. EPC: D. Council tax band D, annual service charge £ 2,257.78, ground rent of £10.00, remaining lease is 144 years. Must be seen!



- Views on the Thames and St. Pauls Cathedral
- Fourth floor flat with lift
- Private balcony
- Excellent riverside location
- Communal central heating and hot water
- Good storage
- No onward chain



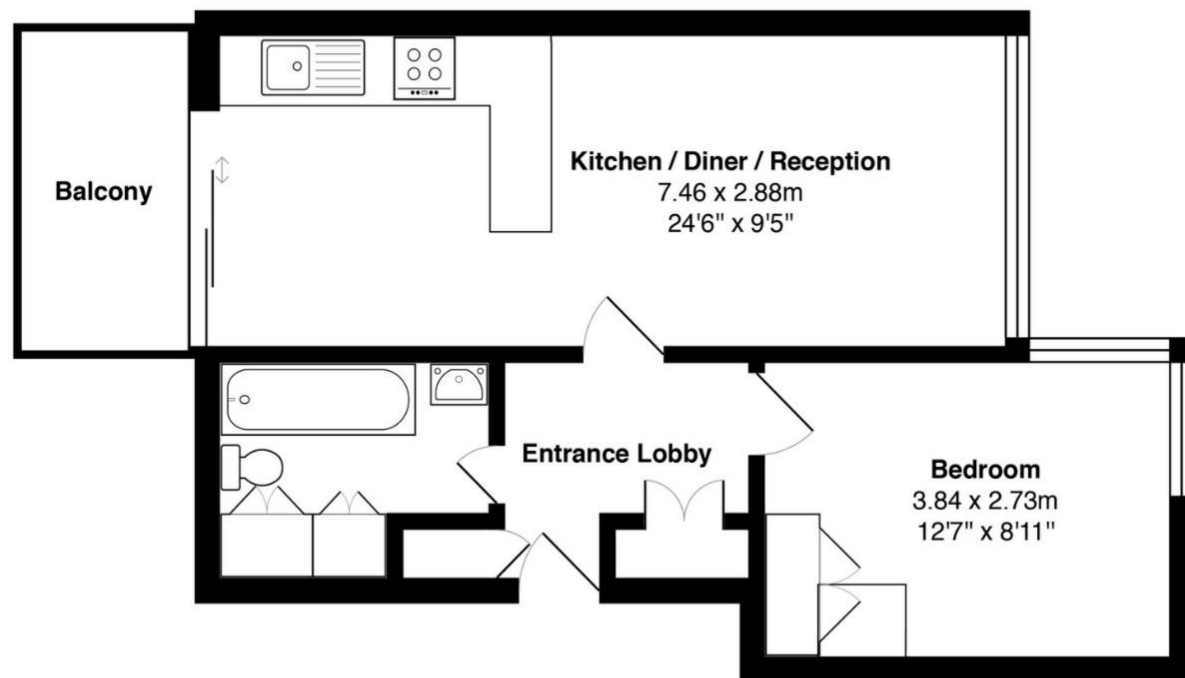
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing strictly by  
appointment via  
Estate and Agent

101 Falcon Point, Bankside

Total Area: 43.5 m<sup>2</sup> ... 468 ft<sup>2</sup> (excluding balcony)



All measurements are approximate and for display purposes only

#### CONTACT

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