



Hatfields, SE1

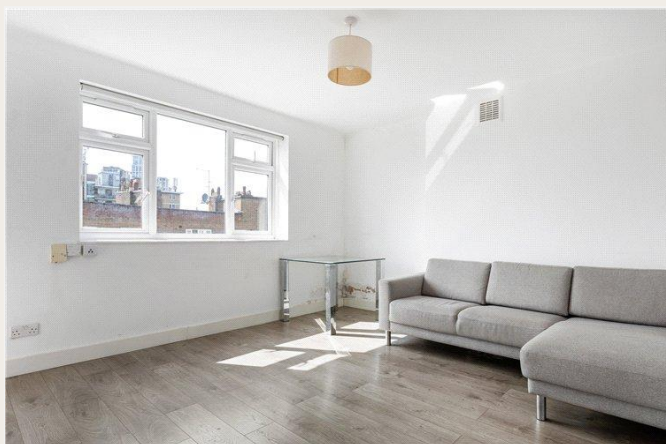
£500,000 *Leasehold*

2  1  1 

A fantastic opportunity to acquire a well-proportioned two-bedroom flat on the fourth floor of a charming purpose-built block in central Waterloo overlooking communal gardens below. EPC rating D

KEY FEATURES

- Private balcony & communal gardens
- Next to the Cut for shops, restaurants and theatre
- Well-presented & light
- Great public transport links at Waterloo Station
- 575 SQ/FT



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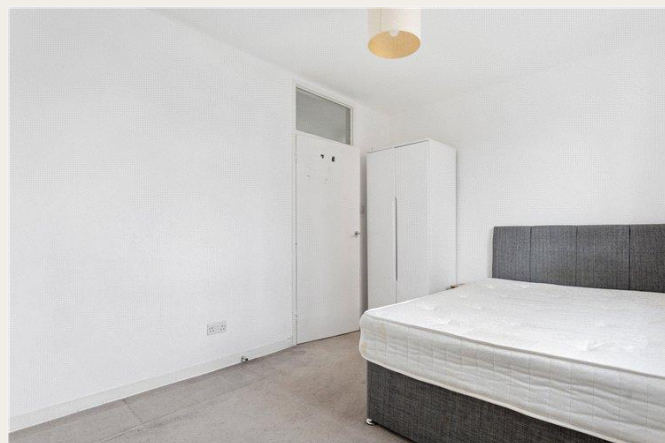


DESCRIPTION

The flat has been refurbished to a good condition and offers great views over central London and is arranged to provide a separate kitchen, two double bedrooms, a bathroom and a large reception with private balcony.

The flat is a good size and offers plenty of space for entertaining. Natural light floods through the exceptionally large window, creating a warm and bright feel to the property.

The separate kitchen, sitting room and balcony offer views of the communal gardens, which are attended to regularly.





MATERIAL INFO

Tenure: Leasehold

Term: a new 150 year lease

Service Charge: £2,200 per annum

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: B

EPC rating: D

PARKING

On-street parking permit is available through Lambeth Council

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Ultrafast broadband

LOCATION

Benson House is located on Hatfields, just off the vibrant Cut. There are numerous pubs, shops and restaurants in the immediate vicinity, which provide no shortage of entertainment.

DIRECTIONS

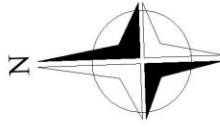
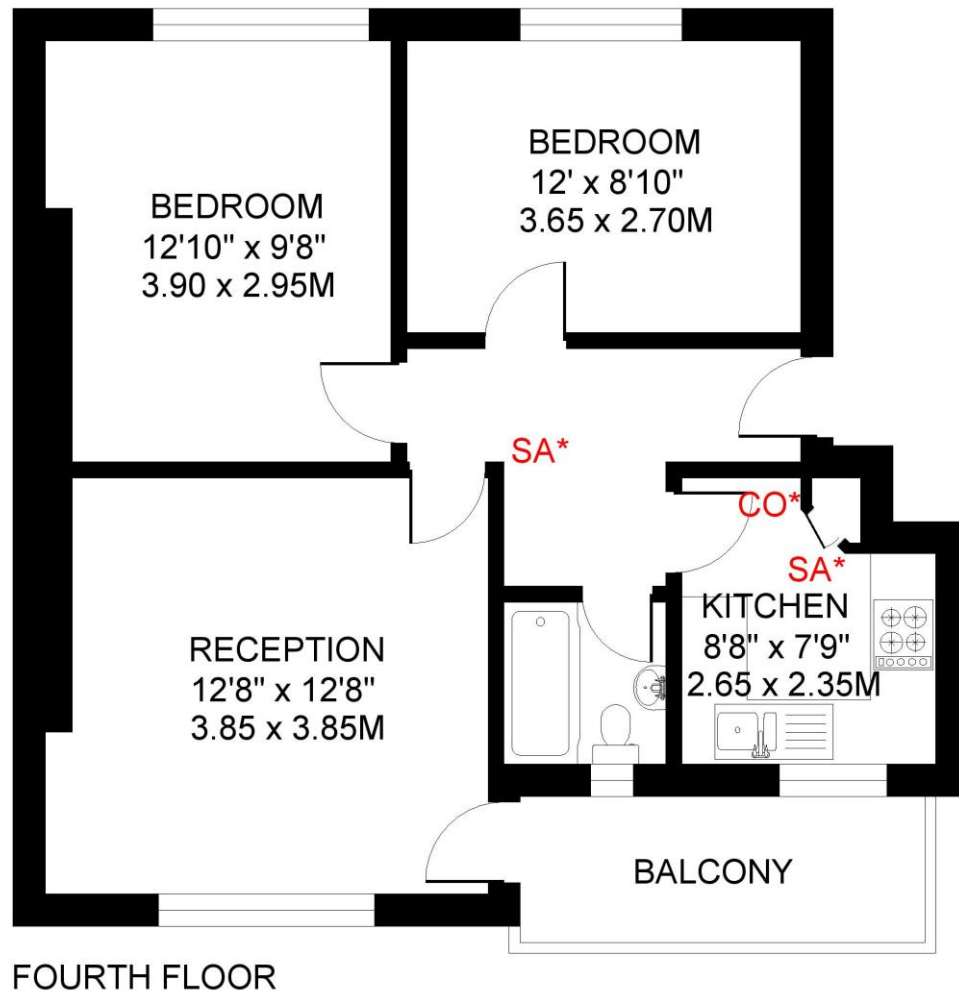
Waterloo Mainline & Underground Station (National Rail, Northern, Bakerloo, Jubilee and Waterloo & City Lines) is approximately 360 metres away. Southwark Underground Station (Jubilee line) is approximately 200 metres away. There are a number of Santander cycle docking stations close by and the area is also served by frequent bus services into the City and West End.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

BENSON HOUSE SE1
2 BEDROOM FLAT

Approximate gross floor area
575 SQ.FT / 53.4 SQ.M.



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