



## Webber Street, London, SE1

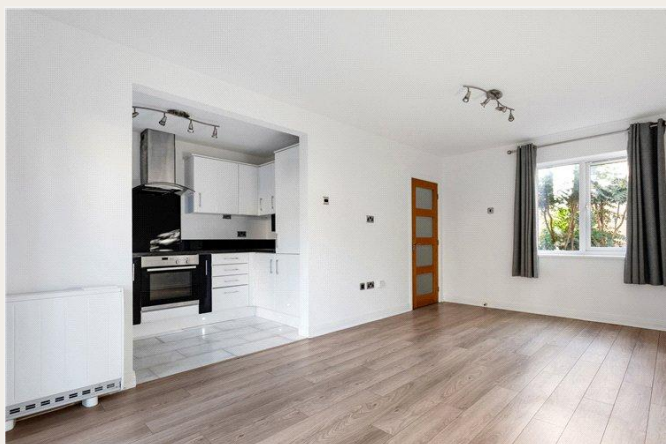
£515,000 *Share of Freehold*



Winkworth proudly present this stunning two-bedroom apartment, nestled within a sought-after development in the heart of Borough. EPC rating C

### KEY FEATURES

- Excellent transport links
- Close to Borough Market
- Spacious reception room
- Private parking
- Communal garden



**Kennington**

020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)

**Winkworth**





## DESCRIPTION

Upon entering the property on the ground floor, you are welcomed into a hallway providing access to all rooms.

Immediately to the right is the bathroom, which is fitted with a bath and overhead shower, wash basin, WC, heated towel rail and vanity mirror. Both bedrooms are located adjacent to one another and offer ample space for double beds. Each benefit from useful built-in storage and excellent natural light via double-glazed windows.

Further along the hallway is a practical storage cupboard housing the boiler, as well as a separate WC for added convenience. At the end of the hallway is the bright open-plan kitchen and reception room, flooded with natural light through floor-to-ceiling glass doors. The reception area comfortably accommodates sofas, a dining table, and additional freestanding furniture.

The kitchen is well equipped with generous cupboard storage, an integrated oven with extractor fan and induction hob, an integrated fridge freezer, and a sink. The reception room opens directly onto the communal garden area and provides access to the car park.





## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 999 years from 25 March 1994 (967 years and 2 months)

**Service Charge:** £2,946 per annum (including £282 per annum Sinking Fund)

**Ground Rent:** NA

**Local Authority:** Southwark Council

**Council Tax Band:** E

**EPC rating:** C

## PARKING

Private secure parking

## UTILITIES

Electricity – Mains

Water – Mains

Heating – Electric

Sewerage – Mains

Broadband – Ultrafast broadband

## LOCATION

The property is located on Webber Street which is well located between Southwark and Borough Stations meaning it is just minutes away to both. The delights of Borough Market are incredibly close by which is ideal for anyone desiring an authentic London experience on a Saturday afternoon.

## DIRECTIONS

The property is approximately 0.3 miles from Southwark Station (Jubilee Line) and Borough Station (Northern Line) is approximately 0.7 miles away. There are plenty of bus links available which take you to central London and beyond.

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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WATERLOO MANSIONS. SE1  
2 BEDROOM FLAT

Approximate gross floor area  
654 SQ.FT / 60.8 SQ.M.



GROUND FLOOR  
PLUS ALLOCATED PARKING SPACE

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington

020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.