



## ONER BED APARTMENT OPPOSITE BOROUGH STATION

BRANDON HOUSE  
10 HILARY MEWS, LONDON, SE1

**Furnished, £2,167 pcm** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**





# ONER BED APARTMENT OPPOSITE BOROUGH STATION

## BRANDON HOUSE

10 HILARY MEWS, LONDON, SE1

**£2,167 pcm Furnished**

- Reception room • 1 bedroom • 1 bathroom
- Open plan kitchen • Balcony • Bicycle storage
- Concierge

- EPC Rating = B • Council Tax = H

### Situation

A brand new one bedroom apartment situated on 3rd floor of this fine development conveniently located immediately opposite Borough underground station (Northern Line).

### Description

The property has been finished to an excellent specification that fuses both classic and contemporary styles to include:-

Kitchen - featuring techstone worktops, recessed LED lighting, Siemens appliances and Hansgrohe fittings,  
Bathrooms – featuring Villeroy & Boshch, Hansgrohe fittings, Roca double ended baths/Showers, frameless bath screens  
Electricals – featuring video entry phone systems, recorded CCTV, LED dimmer down lighters and TV/FM Sky points  
Decor – neutral tones, wood floors, chrome fittings  
Balcony  
Bicycle storage  
Concierge

Brandon House is perfectly located for an excellent local transport system. Borough underground is moments from the development with approximate travelling times as follows.

1 minute to London Bridge  
3 minutes to Bank  
10 minutes to Liverpool Street  
13 minutes to Canary Wharf

Kings Cross, Waterloo, Oxford Circus and Bond Street are also easily accessible in under approximately 30 mins and there's an abundance of London life, leisure and entertainment to found within close proximity.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



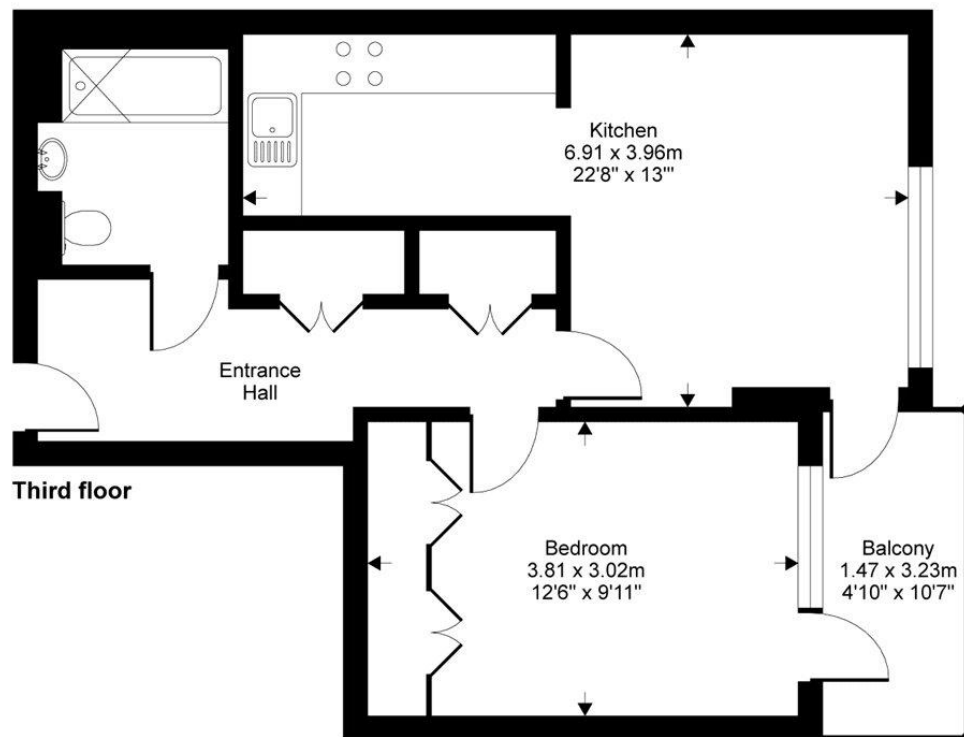
# Hilary Mews, London, SE1

Gross internal floor area (approx):

50.1 sq m / 540 sq ft


For Identification only - Not to scale

Niche Communications



## FLOORPLANS

Gross internal area: 540 sq ft, 50.1 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(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 	





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20170517MRJV**

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## Wapping Lettings

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