



A one bedroom apartment situated in this luxury development, Brandon House which is conveniently located immediately opposite Borough underground station (Northern Line).

**Brandon House, 10 Hilary Mews, London, SE1**

£700,000 Leasehold (244 years remaining)





Prestigious gated development in the heart of Borough • Well-presented throughout with new fixtures and fittings • Bicycle storage, concierge, and pretty communal gardens • EWS1 available Private South facing balcony • Plenty of storage space throughout including utility cupboards and fitted wardrobes

#### Local Information

Brandon House is conveniently located just moments away from Borough Station (Northern Line) with London Bridge (Jubilee & Northern Lines and BR overhead trains) offering easy access to the City, Canary Wharf and West End. There is an abundance of eateries, restaurants, bars and entertainment facilities all close by. Borough Market is a short walk away with fresh groceries and food available throughout the week.

#### About this property

The property has been finished to an excellent specification that fuses both classic and contemporary styles and comprises; a spacious reception room, an open plan fully integrated kitchen complete with Siemens appliances, a bathroom featuring a bath tub and overhead shower and master bedroom benefitting from a balcony and ample fitted storage.

Further benefits include 24 hour Concierge and bicycle storage.

#### Tenure

Leasehold(244 years remaining)

#### Local Authority

Southwark Council

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.  
Telephone: +44 (0) 20 7456 6800.



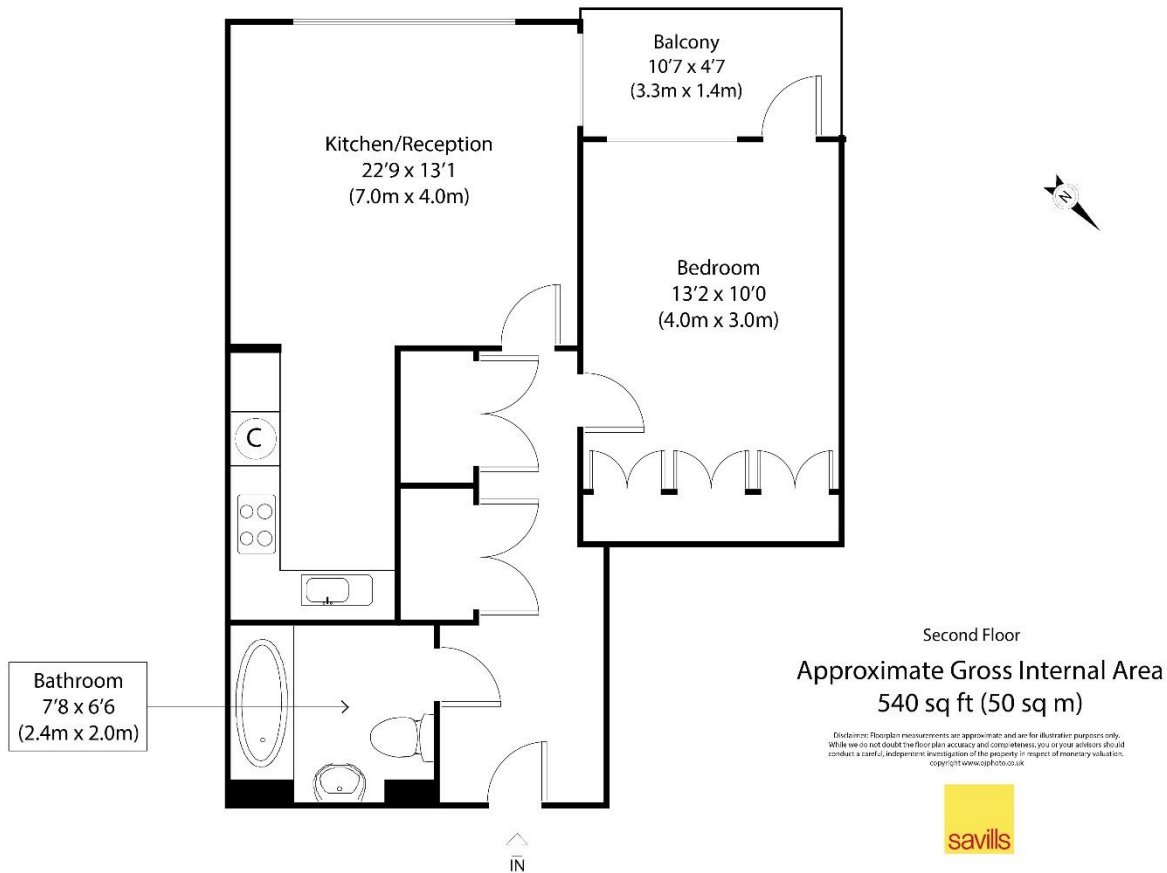





Brandon House, 10 Hilary Mews, London, SE1  
Gross Internal Area 540 sq ft, 50 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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