IMPRESSIVE MODERN, LARGE 1 BEDROOM APARTMENT

PALACE VIEW, 1 LAMBETH HIGH ST, LAMBETH, LONDON, SE1 7AH

Furnished, £495 pw (£2,145 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply. *

Available from 06/01/2019
£495 pw (£2,145 pcm) Furnished

• Beautiful 2nd floor apartment close to London's iconic 'Southbank' • 1 double bedroom • 1 stylish bathroom • Reception and contemporary open-plan kitchen • Private balcony • Epic communal roof terrace with stunning views • 24/7 Concierge • Residents' cinema, gym and bike storage • Ultra-fast Hyperoptic broadband • EPC Rating = B • Council Tax = E

Description
Impressive modern, large 1 bedroom apartment in a highly desirable development. This stylish property has been designed to cleverly maximise its space and is presented in excellent condition throughout with contemporary fixtures and fittings. The apartment benefits form a luxury bathroom and a highly stylish kitchen as well as a private balcony with views of Lambeth Palace and the river.

The property comprises: 1 bedroom, 1 bathroom, reception, open plan kitchen and private balcony.

The tenants will be able to enjoy the residents' facilities at Palace View including: gym, cinema, bike storage and large roof terrace.

There is a 24/7 concierge and all apartments are fitted with ultra-fast hyper optic broadband.

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

Viewing
Strictly by appointment with Savills.
Situation

Palace View is an exclusive boutique development situated opposite the magnificent Lambeth Palace. The development is just a few metres from the River Thames and a short walk (0.5 miles) to Westminster Bridge - the start of London's iconic 'Southbank'.

Local points of interest include, the UKs largest cinema screen at the BFI IMAX, Royal Festival Hall, Hayward Gallery, National Theatre, Young and Old Vic Theatres, the Garden Museum and London Eye. However, the unexpected discovery about this location is the ease with which one can access central London. For motorists the area benefits from a rare discount to the London congestion charge scheme.

Local transport connections include:

Jubilee, Circle and District line (Westminster): 0.7 miles (approx.)
Bakerloo Line, Lambeth North: (approx.) 0.4 miles.
Victoria Line (Vauxhall): (approx.) 0.6 miles

FLOORPLANS

Gross internal area: 538 sq ft, 50 m²
*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 in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/partial 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 £585 (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. Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 201511DEAE

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