

**Kamen House SE1**  
£750,000 leasehold

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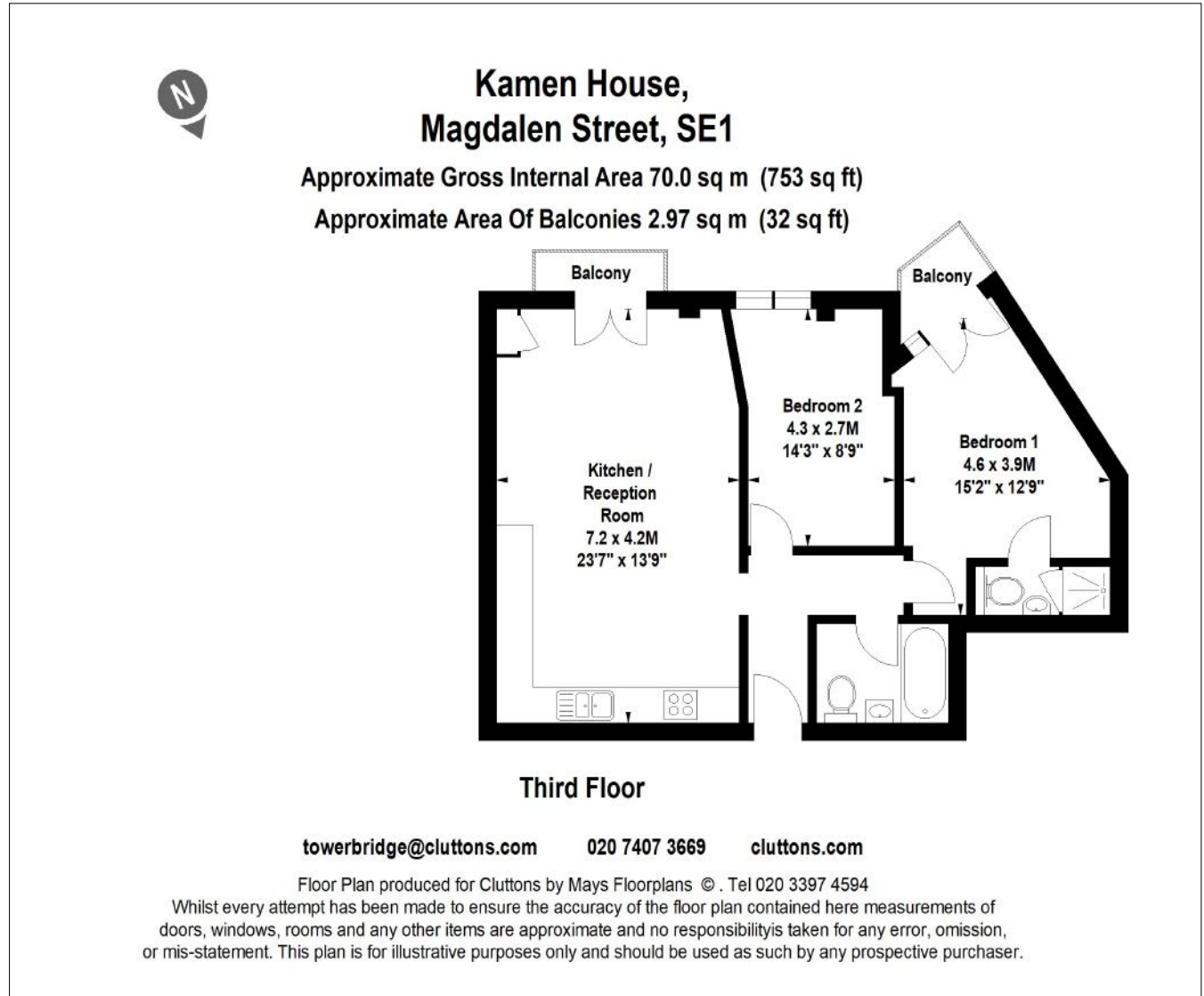
**New to the market, this modern two bedroom apartment situated on a quiet side street close to London Bridge Station, with two private south facing balconies.**

Positioned on the 3rd floor this well presented apartment comprises a spacious reception room with glazed double doors leading to one of the two south facing balconies. The open plan fitted kitchen is modern with plenty of cupboard space. The reception room is large enough to accommodate working from home, in addition to the dining area. Both bedrooms are generous sized doubles, the principal bedroom benefits from an en-suite shower room and a south facing balcony. There is a separate family bathroom off the entrance hallway.

Kamen House is the perfect location from which to enjoy all that this great city has to offer. The development is surrounded by destination neighbourhoods and world-class street markets, including the increasingly popular food and drink venue

Vinegar Yard. It is located moments away from the fashionable Bermondsey Street, and a short distance from Borough Market and Maltby street market. The excellent riverside bars and restaurants of Shad Thames are also moments away. With London Bridge station close by, the property offers an easy commute to the City, Canary Wharf and the West End.

- Lease: 125 years from 24 June 2008.
- Service charge: Circa £1,050 per half year (circa £2,100 per annum) - includes sinking fund contribution.
- Ground rent: £200 per annum.
- Council tax: Band E.



Approximate gross internal area:  
753 sq ft (70 sq m)  
EPC rating: B | Ref: TOW230076





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For further details contact

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