



Lake House, Scovell Road, London, SE1 1QF

Offers From: £400,000

Leasehold

Lake House, Scovell Road, London, SE1 1QF

With only one neighbour on this level, the apartment has an enviable position at the top of the building, ensuring sunlight is maximised.

To the front of the property is the kitchen, finished in a neutral white and with space to accommodate a table and chairs to "eat in", although there is scope to extend the kitchen cabinetry if one is a keen cook and wants even more preparation space!

A freshly painted bathroom, with its own window for ventilation neighbours the room and presently has a full sized bath with an overhead shower, but a luxury walk-in shower could easily be swapped in, if desired.

There are two bedrooms. The smaller bedroom benefits from built in wardrobes and can accommodate a double bed, but would also make a superb office space when working from home. The oversized master bedroom enjoys a south facing aspect, a wall of built in wardrobes and ample space for a king-sized bed at the very least. This luxuriously sized room really is fit for a King!

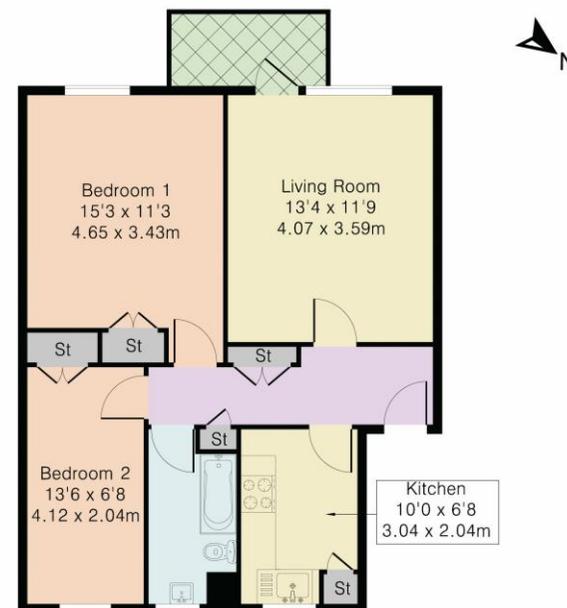
The living room has access to a private balcony and easily accommodates a multi person dining table and numerous seats to lounge in, providing a great space to entertain and ensuring there is still space to dine even if the kitchen is reconfigured. Finally, the flat also has a storage room on the ground floor and the ability to get a resident's parking permit.

Lake House is in a quiet side road but superbly connected for modern day living. Local amenities include a supermarket, barbers and florist but we have to mention Terry's Cafe; if you have not been, you MUST try this! Mercato Metropolitano also offers a foodie's haven!

Grab a coffee and head towards the River to take in the sights. The flat is ideal for those who wish to commute on foot to the City but transport links are superb, with bus, rail and tube options all close by.

- Leasehold
- Top Floor
- Private Balcony
- Reasonable Service Charge
- Quiet Position
- Close to Transport Links
- Easy Access to City
- Blank Canvas to Make Your Own!

Approximate Gross Internal Area 632 sq ft – 59 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Right Now Residential - London Bridge

Maltings Place
108 Tower Bridge Road
London
SE1 3LJ

T: 02030022650
E: info@rightnowresidential.co.uk
<https://www.rightnowresidential.co.uk/>

Right Now Residential
Registered Office: 108 Maltings Place, 169 Tower Bridge Road, London SE1 3JB

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.