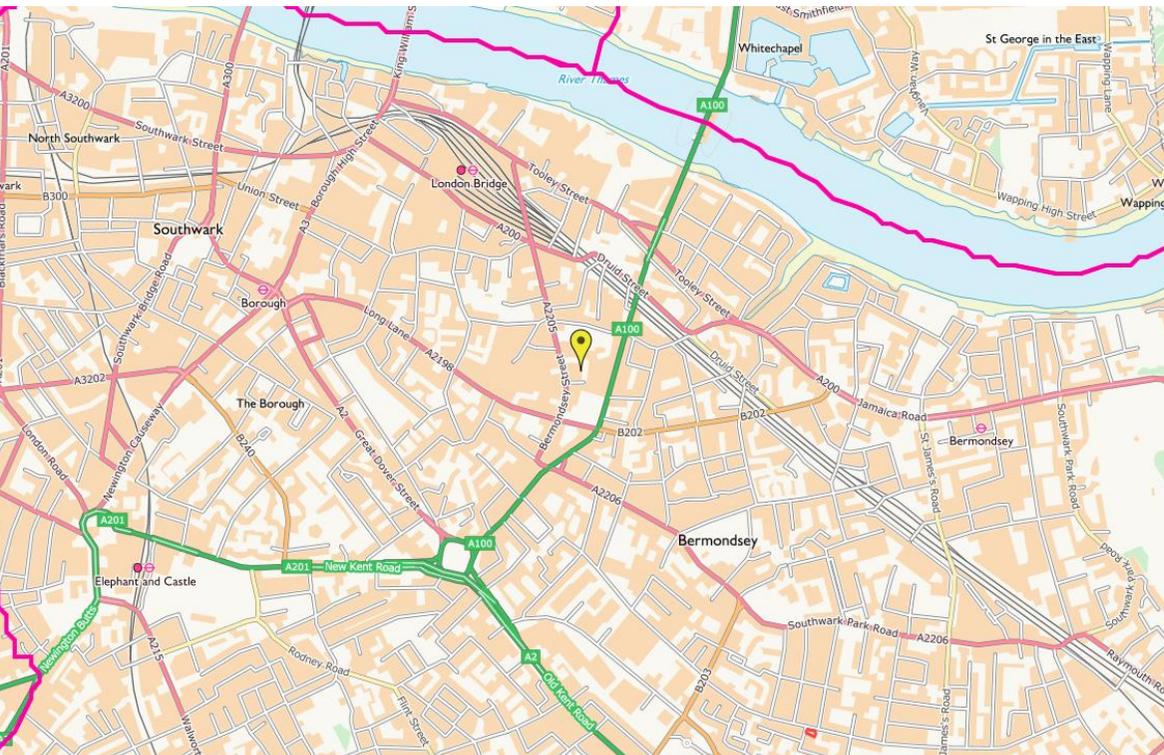




**Rooftop Development - 15 Bell Yard Mews, SE1 3TY**

**Guide price £500,000**



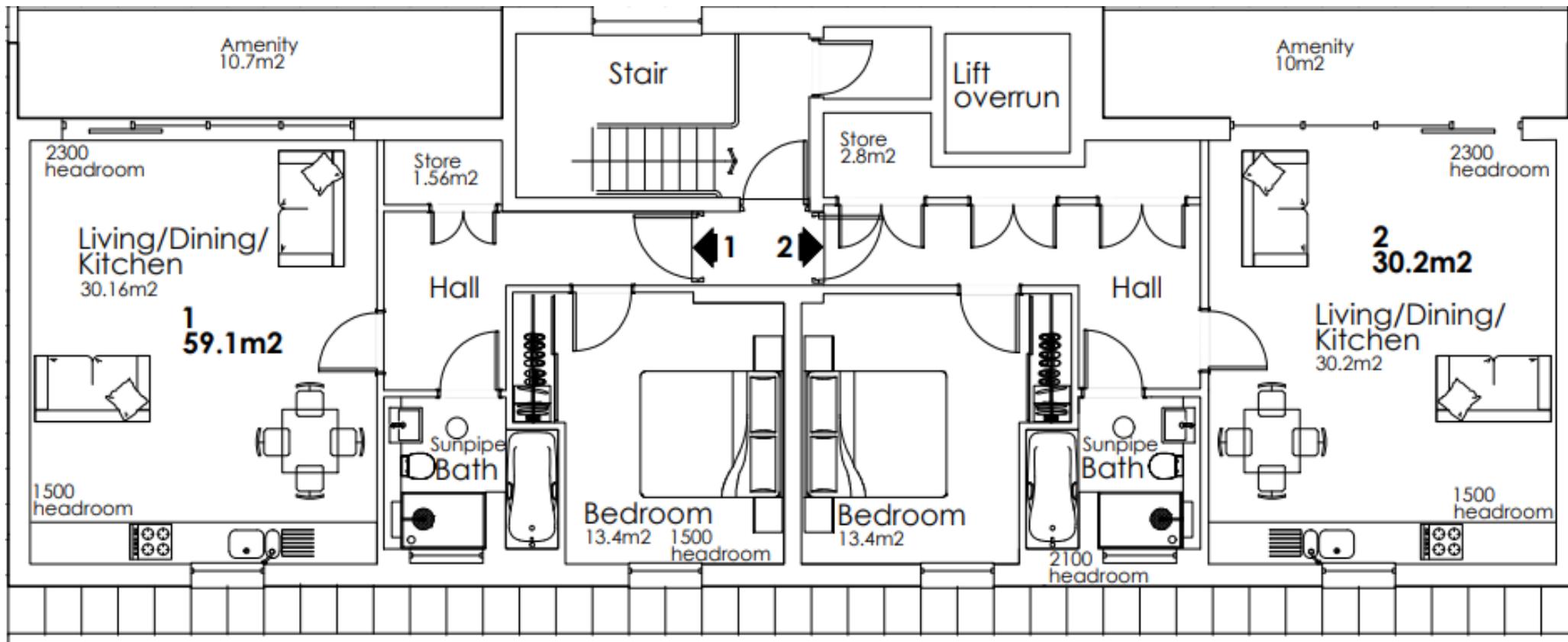


A fantastic opportunity to purchase a roof-top with planning in SE1, boasting stunning views of the Shard.

### SUMMARY

- Roof space with planning to extend over the existing fifth floor to provide 2x one-bedroom self-contained flats on the new sixth floor level.
- Flat 1 has a GIA of 59 sqm and 10.7sqm private balcony.
- Flat 2 has a GIA of 61sqm and a 10sqm private terrace.
- Zone 1 location
- 125-year leasehold
- Agreements in place with Freeholder.
- Allowances have been made within the original building design to allow access to utilities.
- Approx. 1200sqft internal area.
- Planning Ref: 20/AP/0844
- GDV Circa £1.2M.
- Excellent access to transport links (London Bridge, Borough, Elephant and Castle).







Viewing arrangement by appointment

0203 911 3712

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