



# Lancaster Street, London, SE1

Asking Price: £520,000

Benham  
& Reeves



# Lancaster Street, London, SE1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

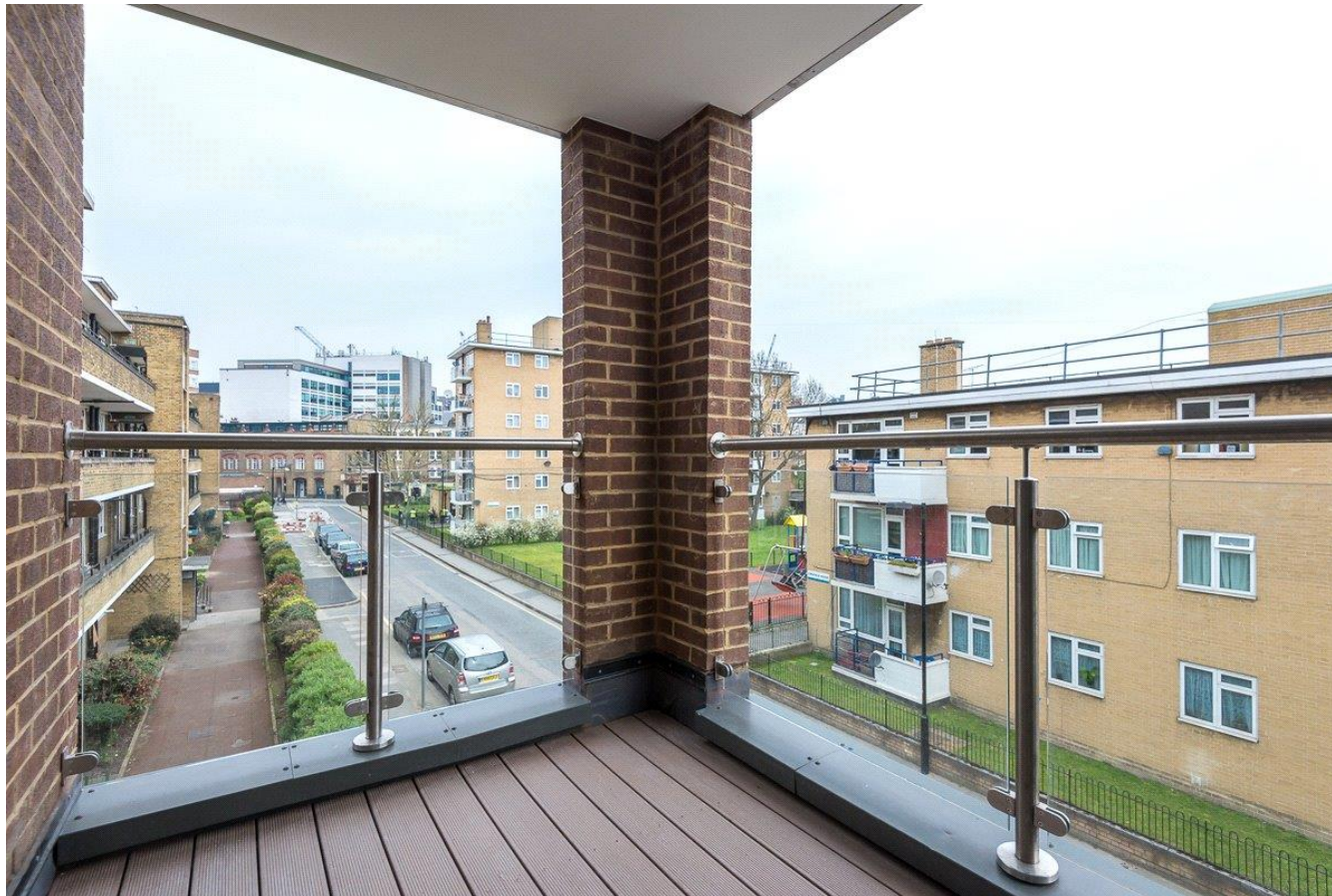
Located in Zeis Court, nestled in a quiet residential area just moments from Southwark station, this charming 1 bedroom apartment offers 545 square feet of thoughtfully designed living space.

The modern kitchen seamlessly integrates with a bright living and dining area, featuring floor-to-ceiling windows that bathe the space in natural light. There is ample room for a sofa, lounge chair and dining table, making it perfect for both relaxation and entertaining. The private south-west facing balcony provides serene views of Lancaster Street, creating an ideal spot to unwind outdoors.

Situated in the sought-after Waterloo area, the apartment boasts excellent transport links. Southwark station is just 0.5 miles away, offering access to the Jubilee line. Borough station, also 0.5 miles away, connects to the Northern line, while Waterloo station, at 0.8 miles, provides access to the Bakerloo, Northern, Jubilee, and Waterloo & City lines, as well as national rail services, ensuring convenient travel across London and beyond.

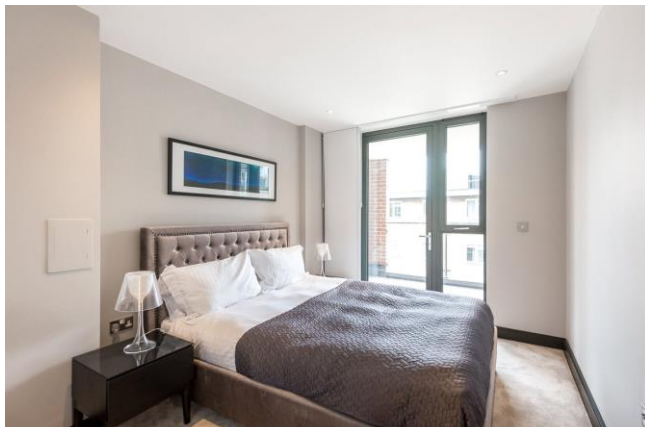
With a wealth of nearby shops, cafes, and green spaces, this property is perfectly suited for first-time buyers, professionals, or investors seeking a modern, well-connected home in a prime location.



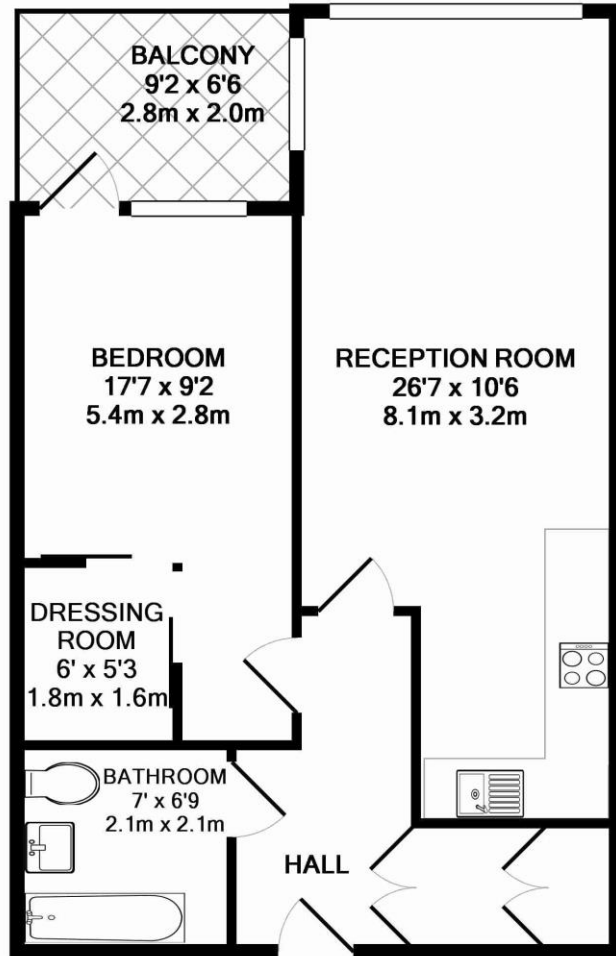


## Property Features:

- One Bedroom
- One Bathroom
- Private South-West Facing Balcony
- Second Floor
- 545 Square Feet (Approx.)
- Fantastic Location







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

00752-13ZH.SE1 - 2ND FLOOR  
 TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£520,000
Tenure:	Leasehold Expires 25/03/3014 Approximately 989 Years Remaining
Ground Rent:	To Be Confirmed
Service Charge:	To Be Confirmed
Anticipated Rent:	£2,400.00 pcm Approx. 5.5% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240373

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W: [www.benhams.com](http://www.benhams.com)

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