



St Georges Circus, Southwark, SE1

Asking Price: £1,200,000



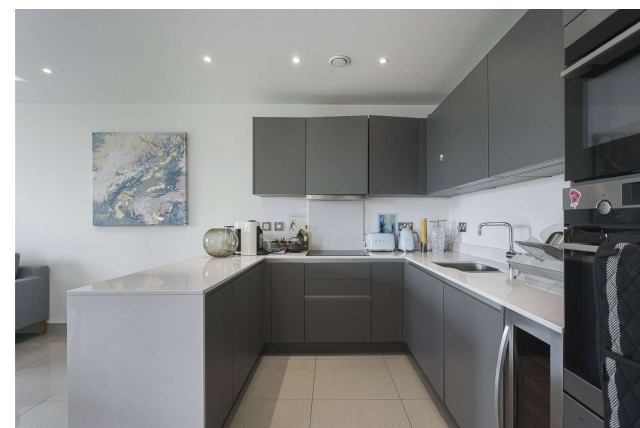
St Georges Circus, Southwark, SE1

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

This spacious apartment comprises an open-plan living room with a fully fitted modern kitchen, three double bedrooms and two bathrooms (one en-suite.) Totalling 1032 square feet and located on the 6th floor, it boasts excellent storage, impressive floor-to-ceiling windows, tiled flooring, underfloor heating, comfort cooling, and AEG appliances.

Residents of this premier modern development enjoy access to a range of amenities, including a 24-hour concierge service, a residents' lounge, communal terrace, and a well-equipped gym. Delphini Apartments is close to excellent transport links, including Waterloo underground station for Jubilee, Northern, and Bakerloo lines, Waterloo Overground station (National Railway Network), and Southwark underground station, Jubilee line.

This Zone 1 location provides residents with the best that London offers. There are plenty of restaurants, bars, pubs and shops, including the impressive Hoxton Hotel, to enjoy. A short stroll away is the vibrant Southbank with National Theatre, BFI Film Theatre, Globe Theatre, Hayward Gallery, Tate Modern, Borough Market and The Shard, to name a few.





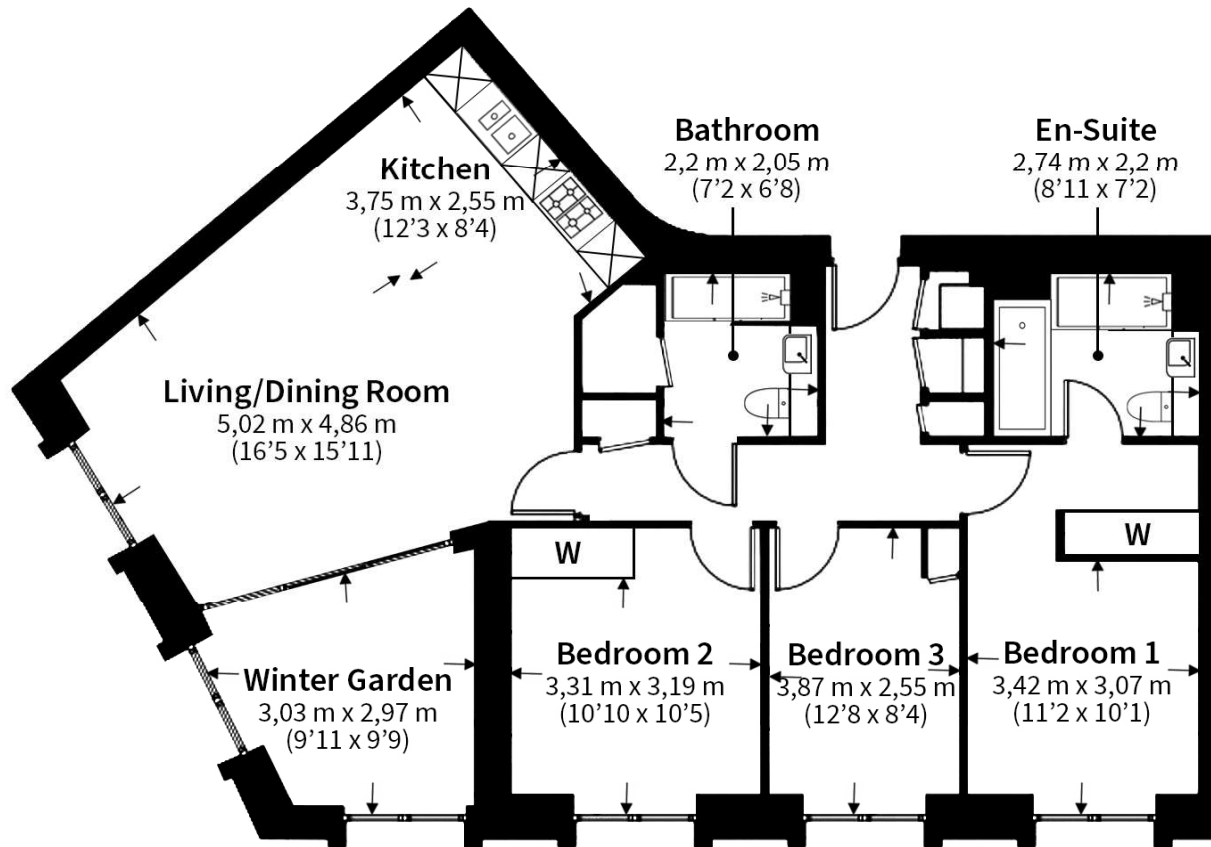
Property Features:

- 3 bedrooms
- 2 bathrooms
- 6th floor
- Winter Garden
- 990 Year Lease
- 24-hour concierge
- Modern Gym
- Residents' Lounge



6th Floor

Total Gross Internal Area
95.9 Sq/m - 1032.2 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

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

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 31/03/3015 Approximately 990 Years Remaining
Ground Rent:	£575.00 (per annum) 2024
Service Charge:	£7,358.57 approx. (per annum) June 2023 - June 2024
Anticipated Rent:	£4,750.00 pcm Approx. 4.8% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CHN240006

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