



Providence Square

London, SE1

Offers in excess of
£750,000

A beautiful two-bedroom/bathroom apartment with private West facing balcony located on the first floor. Boasting superb close-up views of the River Thames, as well as the Japanese inspired Water Gardens. Sold with an underground parking space.

CHESTERTONS



Providence Square

London, SE1

- Two Double Bedrooms
- Two Bathrooms
- River, City & Water Garden Views
- Allocated Parking
- Private Balcony
- Residents Gym & Concierge
- Share of Freehold
- 1st Floor Lift Access



A very well presented two bedroom apartment in a sought after riverside development. The apartment features master bedroom with en-suite, second bedroom, family shower room, built in wardrobes, fully fitted kitchen, exceptionally spacious living room with access to a private balcony overlooking the water garden and River Thames. Further benefits include allocated parking space and no onward chain.

Providence Square is a secure gated development just off Shad Thames where residents benefit from 24-hour concierge/porter and gym facilities, leisure facilities such as sauna as well as the use of the beautiful Japanese Water Gardens. The freehold is owned and managed by a residents group and has been stable for 20 years.

The area is home to London's most iconic landmark, Tower Bridge and is within the vicinity of many attractions such as The Shard, Bridge Theatre, Tate Modern and Tower of London. Shad Thames and One Tower Bridge boast a variety of bars, restaurants, cafes and shops. Providence Square is also within close proximity to, Bermondsey Street, Maltby Street & Borough Markets. Although The City is within walking distance, the has excellent transport links via Bermondsey tube, London Bridge Station, Tower Hill Tube, Thames Clipper and Tower Gateway DLR.

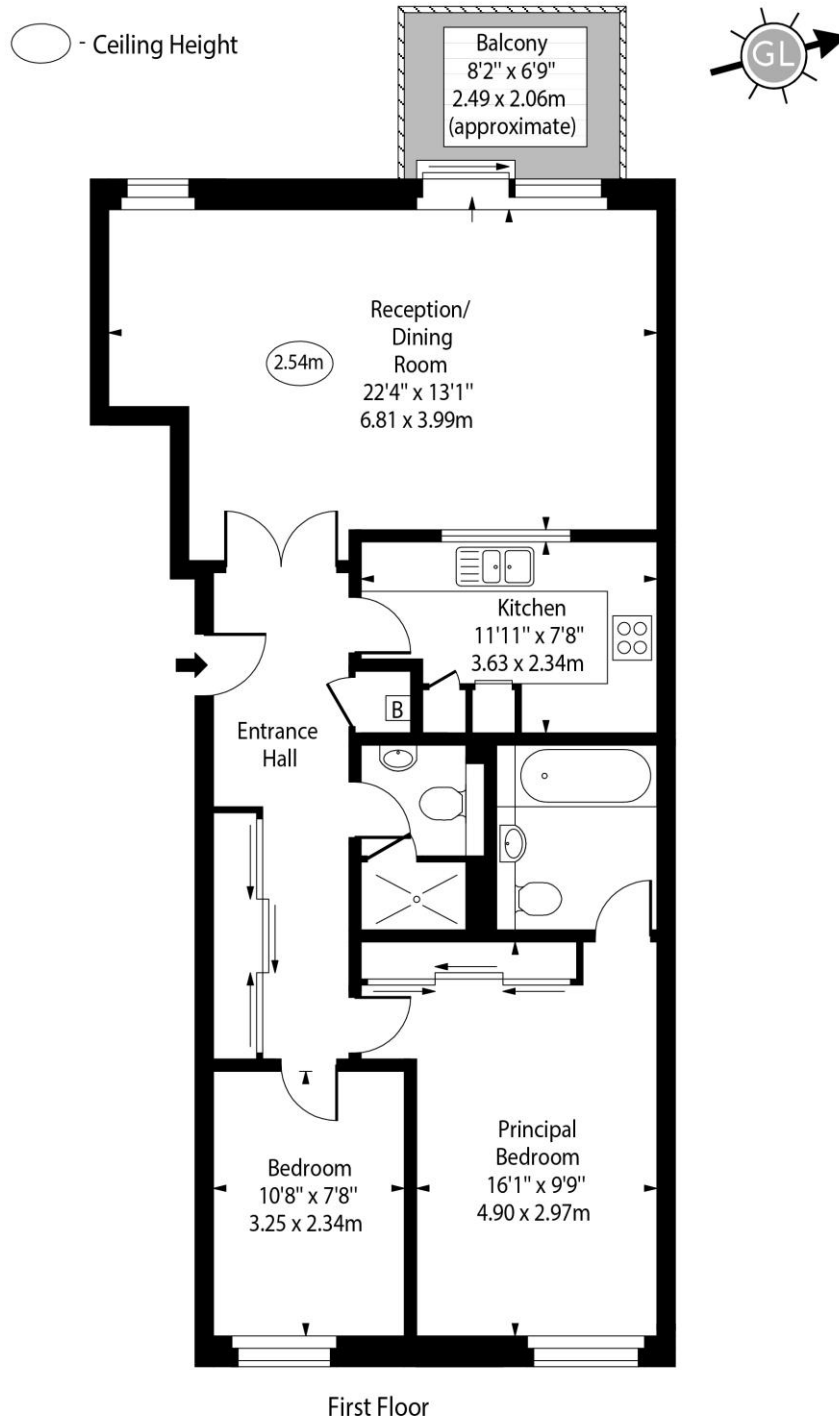
Tenure:	Leasehold - 969 years remaining approx.
Service Charge:	£4,399.58 p/a
Ground Rent:	£175 p/a increases every 21st anniversary from the commencement date of the lease based on the value of the block.
Local Authority:	Southwark
Council Tax Band:	G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Tower Bridge Sales

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Approx Gross Internal Area 868 Sq Ft - 80.64 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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