



## Falmouth Road, SE1 Borough

£430,000.00

3  1 

- Three Double Bedrooms
- Top Floor Flat
- Residents Parking
- Lift Access
- Wood Floors Throughout
- Double Glazing
- Excellent Transport Links
- Storage
- Separate Fitted Kitchen
- Communal Gardens

A three double bedroom flat set in a purpose built block with lift access within minutes walk from Elephant & Castle, Borough and London Bridge stations offering easy access into Central London. The property comprises of a spacious reception room, three double bedrooms (two with fitted wardrobes), a separate fitted kitchen and a bathroom with separate WC.

Further benefits include gas central heating, double glazing and wood floors throughout. Ideally positioned in close proximity to Borough High Street and therefore benefits from all the excellent shops, bars, restaurants and numerous transport links into the City.



To arrange a viewing for this property please call us on: **020 7261 1103**

**A:** 54 Southwark Bridge Road, London, SE1 0AR **T:** 020 7261 1103 **F:** 020 7401 2007 **W:**

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Property images:



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# Floor Plans

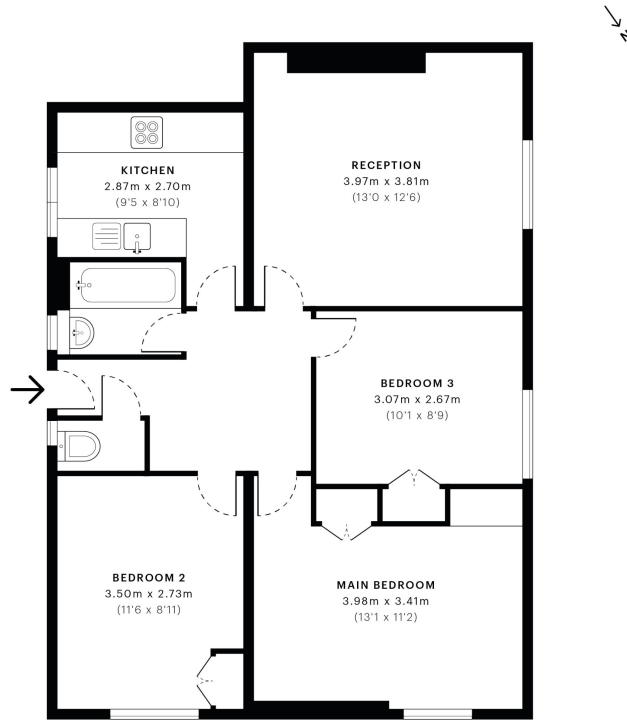


Longridge House, SE1

CAPTURE DATE 16/12/2020 LASER SCAN POINTS 25,671,191

GROSS INTERNAL AREA

65.75 sqm / 707.73 sqft



— Fourth Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
65.75 sqm / 707.73 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes voids, registered based height  
60.95 sqm / 656.06 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.80 sqm / 719.03 sqft  
IPMS 3C RESIDENTIAL 63.02 sqm / 678.34 sqft  
SPEC ID 5fd779f84c7e010db6784203



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## Location



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## Important Notice

These details have been prepared and issued in good faith and do not constitute representations of fact or form of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or otherwise relevant consent has been obtained.

Floor plan - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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