



## Lant Street, SE1 Borough

£549,950.00

4  1 

- Four Double bedrooms
- Second Floor
- Double Glazing
- Superb Transport Links
- Split Level
- Private Balcony
- Excellent Location
- Wood Floors Throughout
- Entryphone System
- Modern Fitted Kitchen

A four double bedroom split level maisonette set on the second floor with a balcony situated in a superb location only moments away from Borough Tube Station.

This spacious property comprises of a separate reception room with a private balcony, a modern gloss grey kitchen, four double bedrooms and a modern bathroom suite with a separate W/C. Further benefits include double glazing, gas central heating and wood floors throughout.

Lant Street is enviably positioned with Borough Tube on its doorstep, while Borough Market, Shakespeare's Globe Theatre, Tate Modern and the South Bank are all within walking distance. This location also makes walking to the City an easy and pleasurable experience across Southwark or London Bridge.



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

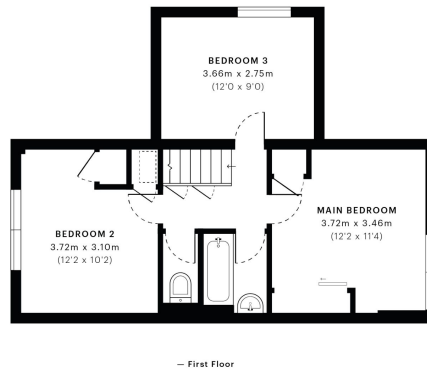
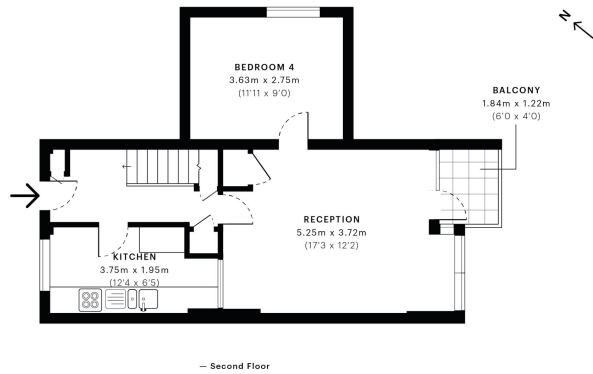


Redman House, SE1

CAPTURE DATE 17/12/2020 LASER SCAN POINTS 3,124,984

GROSS INTERNAL AREA

88.50 sqm / 952.61 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
88.50 sqm / 952.61 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes vestibules, restricted head height  
82.08 sqm / 883.50 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.24 sqm / 24.11 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.28 sqm / 3.01 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 90.26 sqm / 971.55 sqft  
IPMS 3C RESIDENTIAL 85.82 sqm / 923.76 sqft  
SPEC ID 5fd77aafa8fc320dd736568f



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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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