



Empire Square, London SE1

Guide price £625,000 Leasehold







Description

A spacious one bedroom apartment in Empire Square, in the heart of Borough, SE1.

Situated on the 7th floor, this well presented one bedroom apartment is well furnished and boasts approximately 562.09 square feet of living space. The apartment comprises one double bedroom, a contemporary bathroom, fully fitted open plan kitchen, large double aspect reception with floor to ceiling windows, wood flooring and excellent storage space.

Empire Square is situated in the heart of Borough, (approx. 0.3 miles) from Borough station and (approx.) 0.4 miles from the ever popular Borough Market. London Bridge is also within easy reach as is the City of London. The development also benefits from onsite concierge.

- 1 Bedroom
- 1 Bathroom
- Large open plan kitchen / reception
- 7th Floor
- Approx. 562.09 sq ft (52.22 sq m)
- Stunning London views
- On-site concierge
- 0.3 miles from Borough Station
- No onward chain
- EPC: B

Floorplan

562 sq ft | 52 sq m

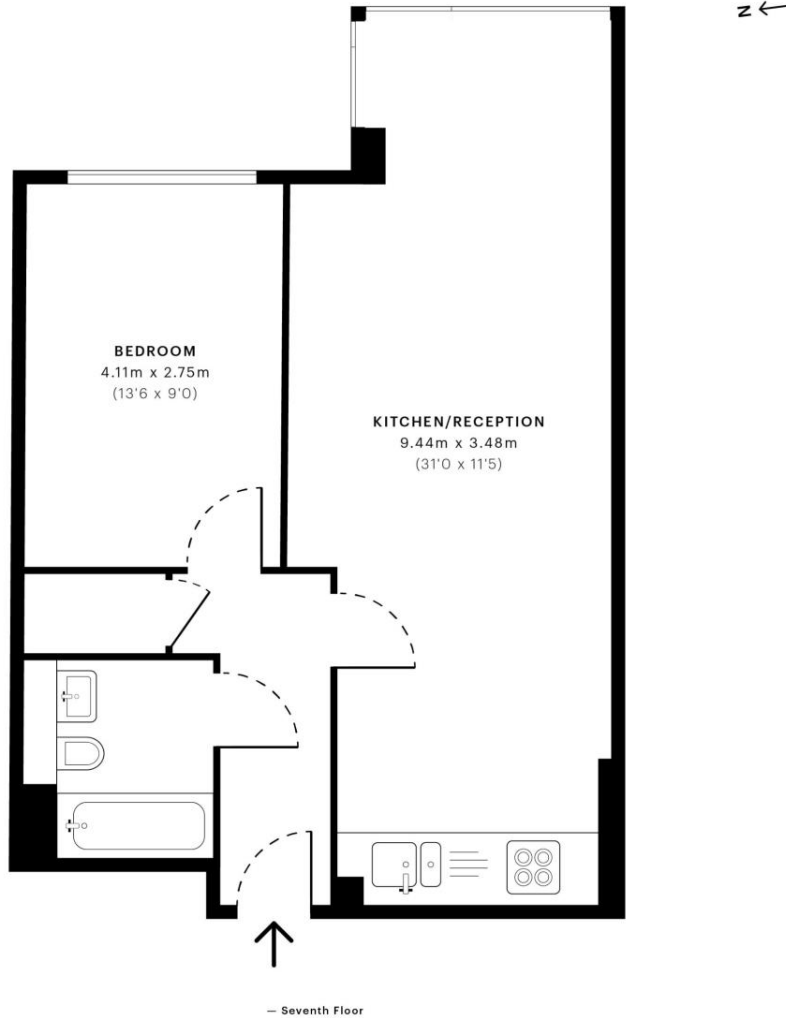


Empire Square, SE1

CAPTURE DATE 18/05/2021 LASER SCAN POINTS 1,143,575

GROSS INTERNAL AREA


52.22 sqm / 562.09 sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property
52.22 sqm / 562.09 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.20 sqm / 540.35 sqft

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

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
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 52.22 sqm / 562.09 sqft
IPMS 3C RESIDENTIAL 50.51 sqm / 543.69 sqft

SPEC ID 609a67957a9dd00e315a220e

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