



Palace View, Lambeth High Street, Lambeth, SE1

Asking Price: £785,000

Benham
& Reeves

Palace View, Lambeth High Street, Lambeth, SE1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This impressive apartment is beautifully presented throughout and has been exquisitely designed to maximise its internal space.

Comprising an open-plan reception room and fully fitted stylish kitchen, generous double bedroom with built-in storage and luxurious separate bathroom. The apartment further benefits from air conditioning/heating system, wooden flooring throughout and an extra storage cupboard in the hallway. Both the reception room and bedroom enjoy access to a west facing balcony with views towards Lambeth Palace and the River Thames.

Residents of Palace View will benefit from excellent 24-hour security and concierge service in addition to a private gymnasium, cinema, bike storage and communal roof terrace with spectacular views.

The development is just a few metres from the River Thames in an historic location embodying 800 years of history and is just a short walk from the South Bank. Local points of interest include the BFI IMAX, Royal Festival Hall, Hayward Gallery, National Theatre, Young and Old Vic Theatres and London Eye. There is convenient access to the rest of Central London via numerous underground lines: Jubilee, Circle and District line from Westminster, 0.7 miles; Bakerloo Line from Lambeth North, 0.4 miles; Victoria Line from Vauxhall, 0.6 miles.



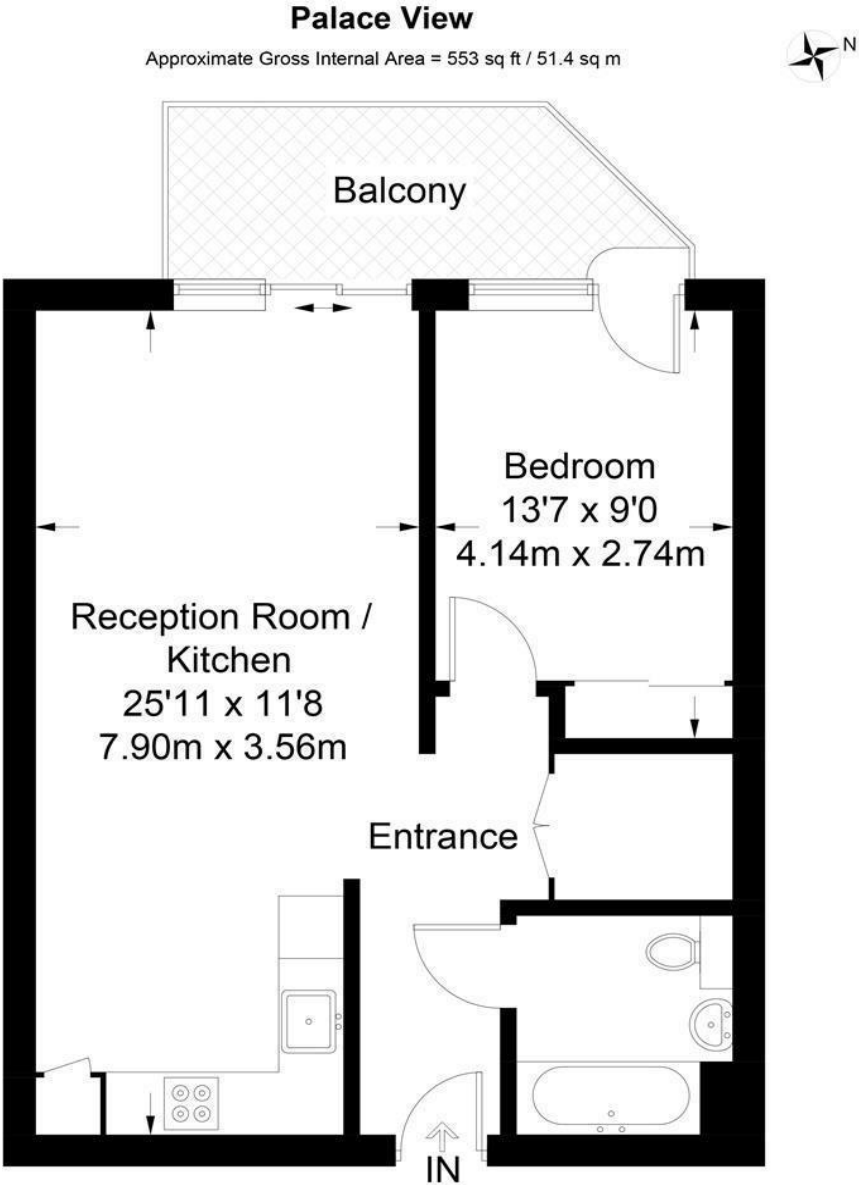


Property Features:

- 1 Bedroom
- 1 Bathroom
- 1st Floor
- Luxury Bathroom
- 553 Square Feet (Approx.)
- West Facing Balcony
- 24 Hour Concierge
- Residential Gym and Cinema Room
- Communal Roof Terrace
- Perfect for FTB or Investor
- Lambeth North Station (Bakerloo line. Zone 1)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Terms & Conditions:

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

Asking Price:	£785,000
Tenure:	Leasehold Expires 15/02/3016 Approximately 991 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2024
Service Charge:	£6,282.75 (per annum) to Oct 2024
Anticipated Rent:	£3,249.00 pcm Approx. 5 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: NIN220132

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