



## Falmouth Road, SE1

£415,000

An immaculately presented and fully refurbished ground floor flat, with a front garden, a newly fitted kitchen with breakfast-bar, a spacious living room, two double bedrooms and a high spec modern shower room. Sold chain free, with permit parking available. Energy Rating: .

Falmouth Road is ideally located just 0.4 miles from Elephant & Castle station and 0.6 miles from Borough station, offering superb transport links across London. The neighbourhood is brimming with character, from independent cafés and artisan bakeries to lively food markets such as Mercato Metropolitano and Borough Market, with Bermondsey Street's restaurants, bars, and galleries all within easy reach.

London Bridge  
54 Borough High Street,  
London, SE1 1XL

Sales  
020 7650 5 100

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

### Features

- Fully Refurbished
- New Kitchen & Bathroom
- Two Double Bedrooms
- Separate Living Room
- Front Garden
- Large Sash Windows