



- First-floor one-bedroom apartment
- Abundance of natural light
- Modern development in SE1
- Generous proportions at nearly 600 sqft
- Juliette balcony from lounge
- Service charge £1,649 bi-annually

88 Ratcliffe Court, Great Dover Street, London, SE1 4LD

Offers In Excess Of £465,000

Elegant One-Bedroom Apartment with Air Conditioning – Prestigious SE1 Address near Borough Market

Property Description

Elegant One-Bedroom Apartment with Air Conditioning –
Prestigious SE1 Address near Borough Market

This beautifully appointed one-bedroom apartment is set within the quiet gardens of this modern development in the heart of SE1, moments from the world-renowned Borough Market and the cultural vibrancy of Bermondsey Street and the South Bank. Blending stylish interiors with exceptional convenience, this home offers the perfect base for sophisticated city living.

Situated on the first floor, the apartment showcases:

- A bright and generously proportioned open-plan living and kitchen area

- A spacious double bedroom with excellent storage potential

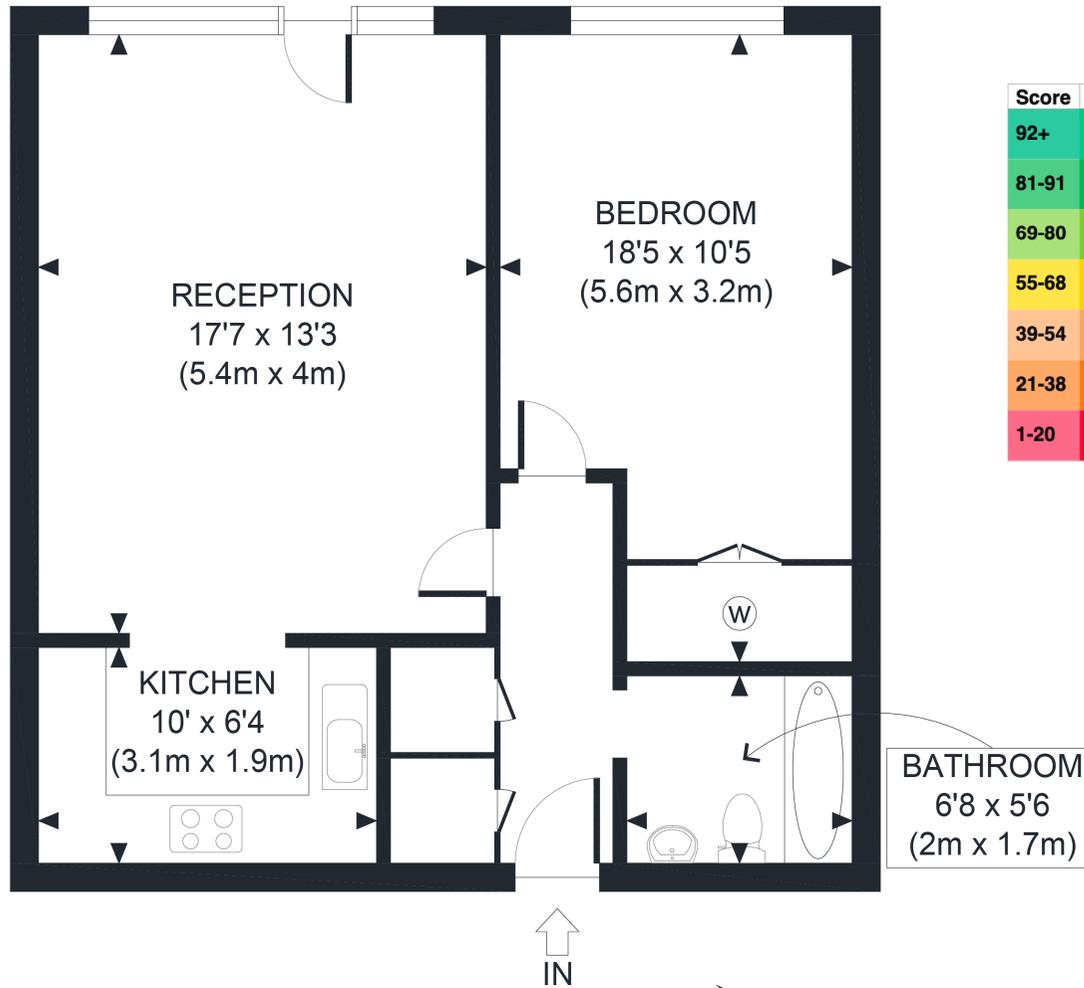
- A sleek, contemporary bathroom designed with premium finishes

Further benefits include a water-cooled air conditioning system and smart meter installation, ensuring comfort and energy efficiency year-round. While there is no allocated parking space, we understand resident permits may be available via Southwark Council and that it may also be possible to purchase a secure underground space from Bellway Homes. Buyers should make their own inquiries to confirm.

This professionally managed development offers low-maintenance living with superb communal facilities, including an on-site gym and immaculately maintained shared areas. The lease has approximately 103 years







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 586 SQ FT



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements