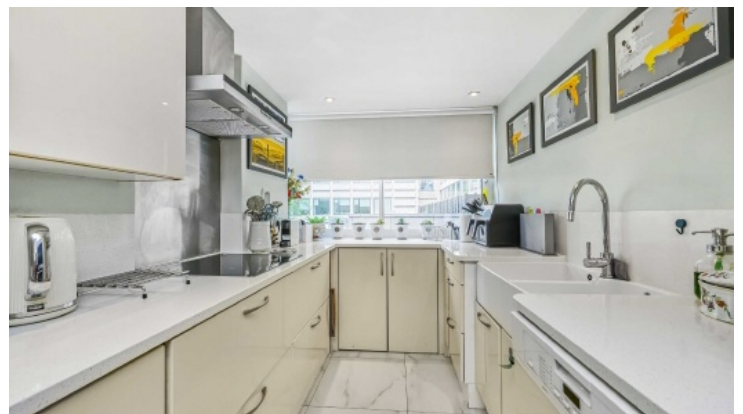


Frank Harris & Co.



River Court, Upper Ground, SE1

£675,000

A large, 4th floor, two bedroom flat (approx 1194 sqft) which has been renovated to a high standard throughout. The internal space has been extended by glazing in the external balconies. The flat has two double bedrooms a bathroom, shower room, galley kitchen, large walk in wardrobe and a hallway with bespoke shelving. The flat has a 49 year lease and a secure parking space below the building. A valuation report for the lease extension costs is available on request.



The large reception room has a dual aspect facing both south and west with fitted storage and shelving, the kitchen has cream gloss cabinets with pull out larders, and large pan drawers, a Miele washer/dryer, an American style fridge freezer, Siemens appliances including an oven, plate warmer, microwave, induction hob, Butler style sink, and extractor fan.

Both bedrooms have fitted storage with a partial river view from the main bedroom and an adjacent walk in wardrobe. The renovation included wooden floors throughout and new windows.

The shower room is fully tiled, with fitted storage and shelving, heated tower rail and mirrored wall, the bathroom is also tiled with the addition of a bidet.

Residents have the use of a communal terrace overlooking the river.

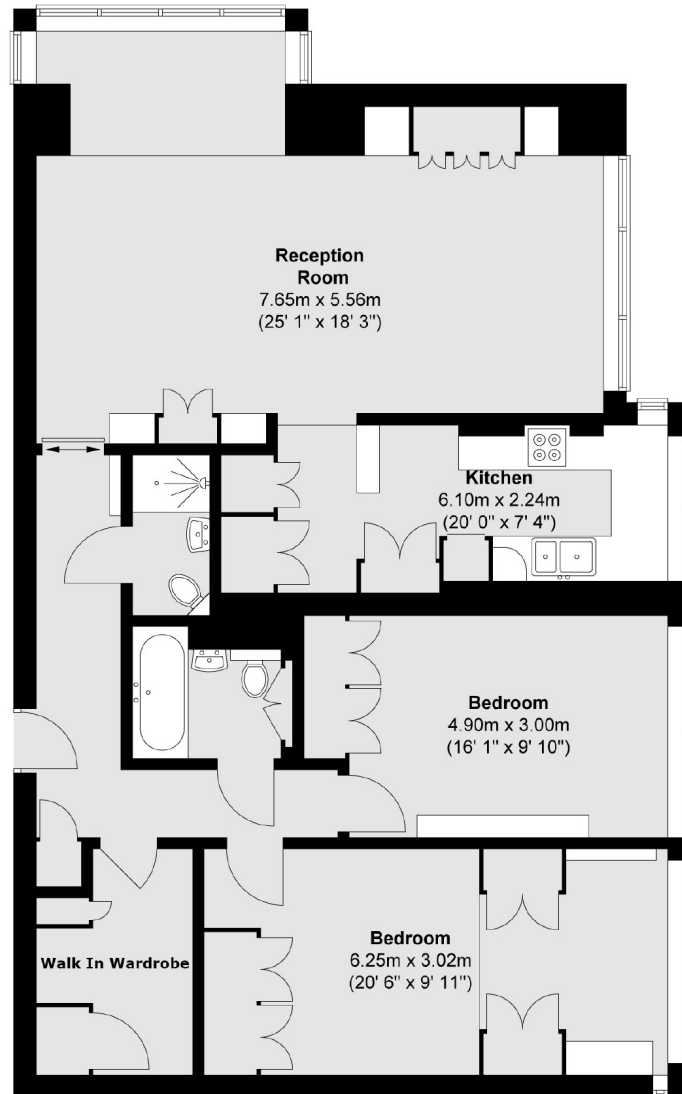
A perfect South Bank location, within a short walk of the London Eye, Tate Modern, BFI, National Theatre, Shakespeares Globe and The Old Vic Theatre. The 5 star Sea Containers House hotel is also situated on Upper Ground with its restaurants, bars, cinema and spa.

A short walk to Blackfriars station (south side) and Waterloo station, with a riverboat service from Blackfriars Pier stopping at the following Piers: Westminster, Embankment, London Bridge, Canary Wharf and Greenwich.

- Two Bedroom Flat • Two Bathrooms • Secure Parking Space •
 - 24 Hour Concierge • Close To River • Short Lease •
-



Frank Harris & Co.



Total area (approx.) : 110.9 sq. m (1194 sq. ft)

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Energy Rating: C. 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.

