



Futura House, 169 Grange Road
London, SE1



Beyond your expectations

Huge 1,491 sq ft duplex two bed, two bath - EPC: B

Hamptons International

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1491 Sq Ft | Two Double Bedrooms | 600 sq ft Reception | Patio | Two Bathrooms | Enormous Kitchen / Diner / 2nd Reception | Two Secure Underground Parking Spaces | Secure Block | Lease from 2003 for 125 years | SC approx £2000 pa | GR £150 pa

Asking Price £845,000 Leasehold

Description

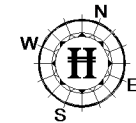
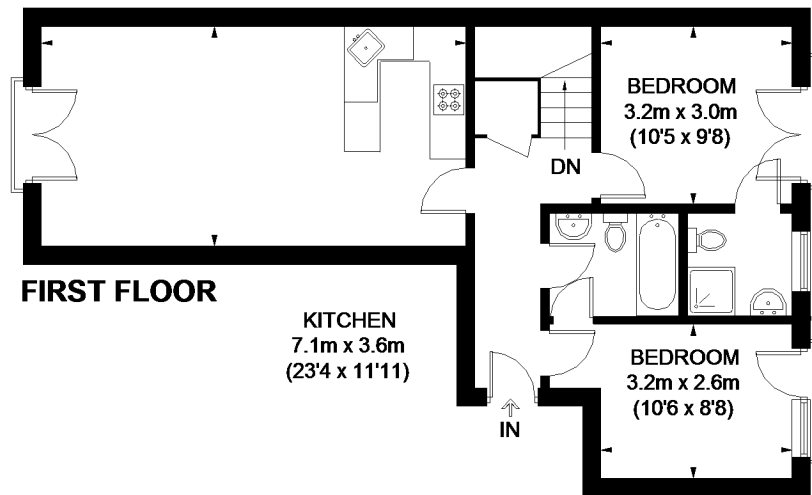
A beautiful live work unit in a well presented block within SE1, this flat has been redecorated in 2015 including oak flooring in all living and bedroom areas. The apartment provides a huge reception, open plan kitchen/diner/2nd reception, two double bedrooms, two bathrooms, separate WC and spacious patio. 1,491 sq ft in a secure block with two underground allocated parking spaces.

Location

Bermondsey Street, known for the old Antiques Market, is now a vibrant area with an eclectic mix of boutiques, gastro pubs, bars and restaurants. A park and tennis courts provide further amenities and are well used by the local residents. The City is accessible by walking over either London Bridge or Tower Bridge, with other transport links via London Bridge main line train station and underground (Jubilee and Northern lines), which is within walking distance, as is the River Taxi at Hay's Galleria.



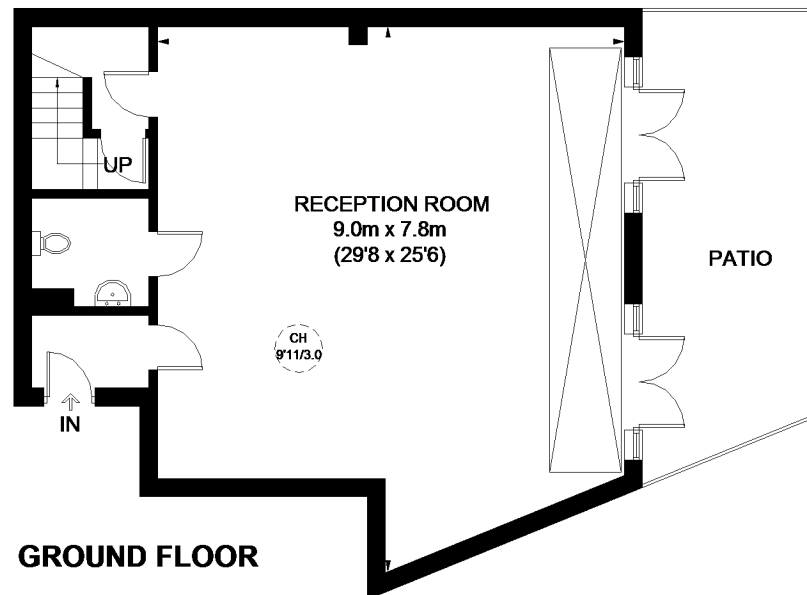
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FUTURA HOUSE

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 804 SQ. FT. (74.7 SQ. M.)
 FIRST FLOOR = 687 SQ. FT. (63.8 SQ. M.)
 TOTAL = 1491 SQ. FT. (138.5 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID204475)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

