

PARKER JAMES

ESTATES

Established since 1995



Colwyn House

Hercules Road London SE1 7DA

- Available immediately
- Third floor
- Well presented
- St Thomas's Hospital nearby
- Pubs and restaurants walking distance
- Furnished
- Balcony
- Two double bedrooms
- Lambeth North station minutes away
- Archbishop's Park close by

£2,300 Per Month

Colwyn House

Hercules Road London SE1 7DA



Available immediately on a furnished basis is this well presented purpose built third floor flat in Lambeth. The 54 sqm property briefly comprises an entrance hall, reception room with a door opening onto a balcony overlooking the communal gardens, fitted kitchen with integrated appliances, two double bedrooms, a fully tiled bathroom and separate WC.

Colwyn House is within walking distance of Lambeth North (Bakerloo line) station and is close to a good range of shops including a Sainsbury's Local on Westminster Bridge Road, local pubs and restaurants whilst open space can be enjoyed in nearby Archbishop's Park.



[Directions](#)

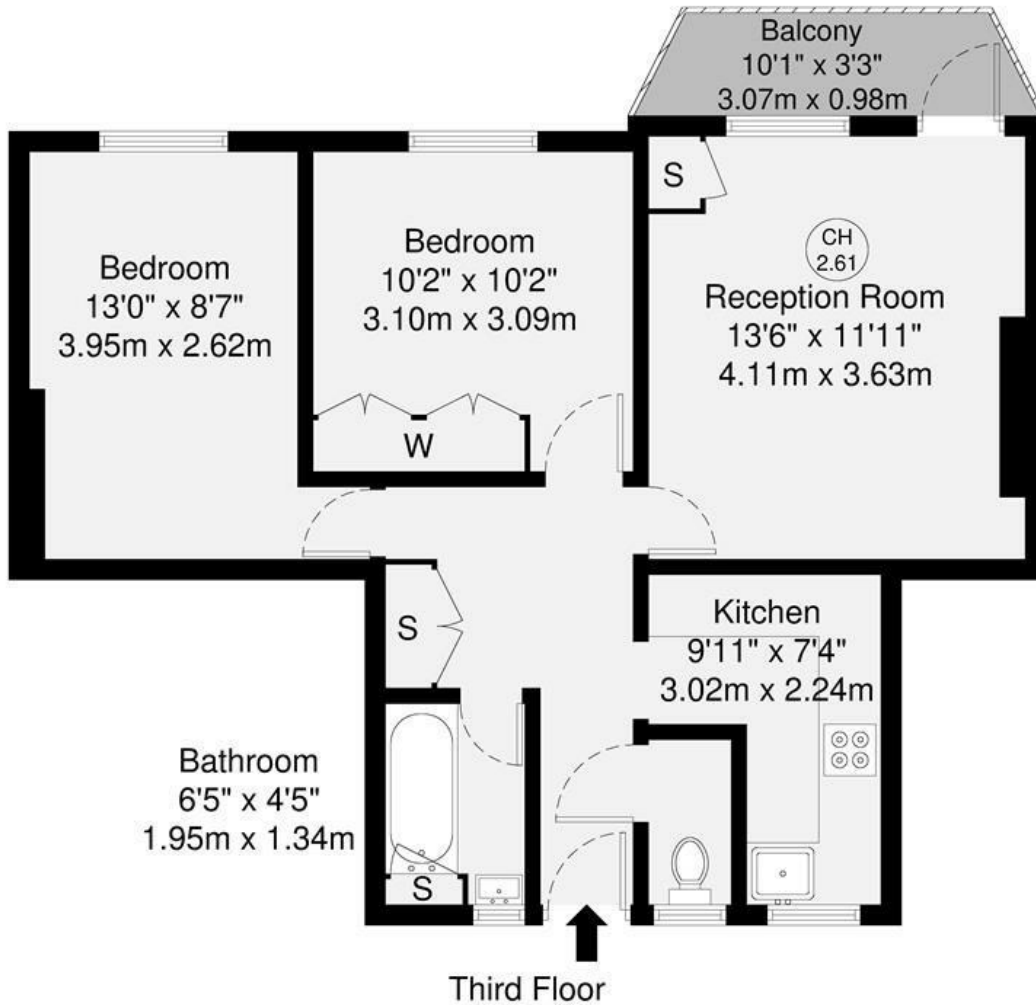


Floor Plan



Colwyn House, SE1

GROSS INTERNAL AREA
54.7 sq m / 588 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
54.7 sq m / 588 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.9 sq m / 20 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3 sq m / 32 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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