



**3508 Strata Building 8 Walworth Road, London, SE1 6EL**

**£560 Per week**



Finished to a high specification the property features an open plan reception room with floor to ceiling windows framing fantastic views over London, an integrated kitchen, spacious bedroom (with built-in wardrobes) and luxury bathroom suite. Photos have been digitally dressed for example purposes.

Residents have access to a 24-hour concierge service and cycle storage. Strata Building is ideally situated with easy access to amenities such Borough Market, OXO Tower, Hawksmoor, London Eye, Tate Modern, National Theatre, St Paul's and various other boutique restaurants, coffee shops and cafes right on your doorstep.

The development is located next to Elephant & Castle National Rail and Underground stations (4-min walk), providing Underground and Rail services for commutes towards the City and West End. London Bridge is only a few minutes away.

Council Tax Band: Southwark - E  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £560 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water & Heating – Mains | Internet: Fibre

To check broadband and mobile phone coverage please visit Ofcom.  
To check planning permission please visit Southwark Council Planning & Building



DISTRICTS



DISTRICTS





484 SQ FT / 45.0 SQ M

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 79                      | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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