



8 Strata Building, London, SE1 6EE

Asking price £425,000

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Set in the iconic Strata development, this bright and stylish two-bedroom apartment offers contemporary interiors, a spacious open-plan living area and two generous double bedrooms.

Residents benefit from a 24-hour concierge service and secure cycle storage.

****Photos have been digitally staged for example purposes.**

Ideally positioned moments from Elephant & Castle Underground and National Rail stations, approximately a four-minute walk away, the development offers excellent transport connections to the City and West End, with London Bridge just minutes away.

The Strata is also well placed for some of London's most popular destinations, including Borough Market, the South Bank, Tate Modern, the National Theatre, London Eye, OXO Tower, St Paul's and Mercato Metropolitano. A wide selection of restaurants, cafés, independent shops and local amenities are also within easy reach.

Approximately 110 years remaining on lease

Ground rent amount: Approx. £350pa

Ground rent review period: N/A

Service charge amount: Ask Agent

Service charge review period: Ask Agent

Council tax band: E (Southwark Council)

Electricity supply – Mains | Heating & Hot

Water – Communal | Water supply –

Mains | Sewerage – Mains | Internet: FTTP

| Lift Access | Cladding: EWS1 Certificate

Ask Agent

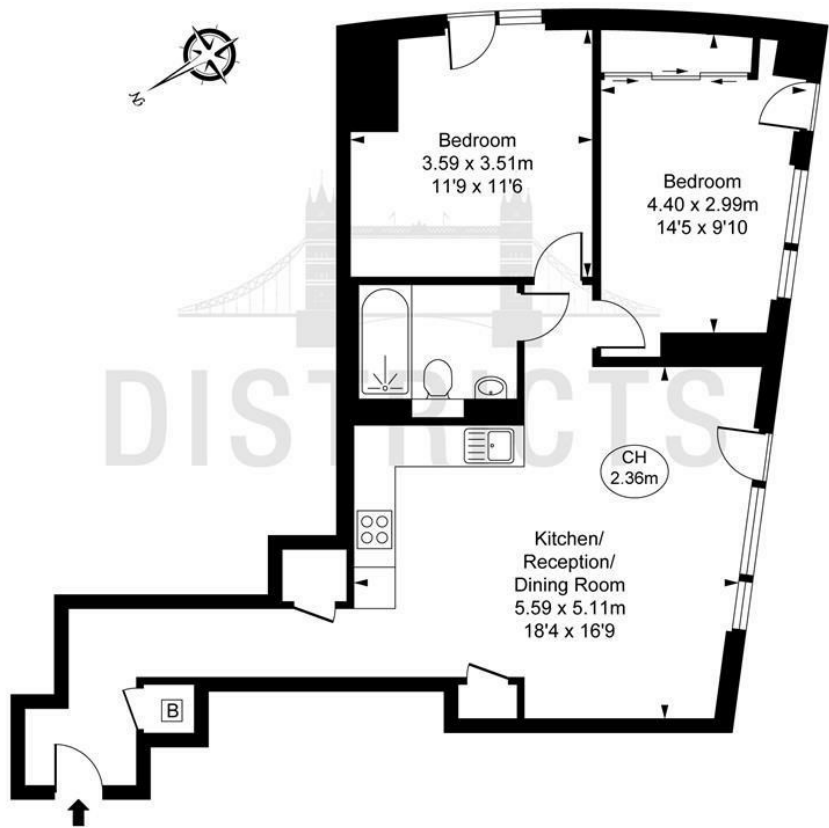
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Southwark Council Website, Planning & Building Control





Strata Building,
Walworth Road, SE1
Approximate Gross Internal Area
65.31 sq m / 703 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	82
(81-91) B		
(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

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