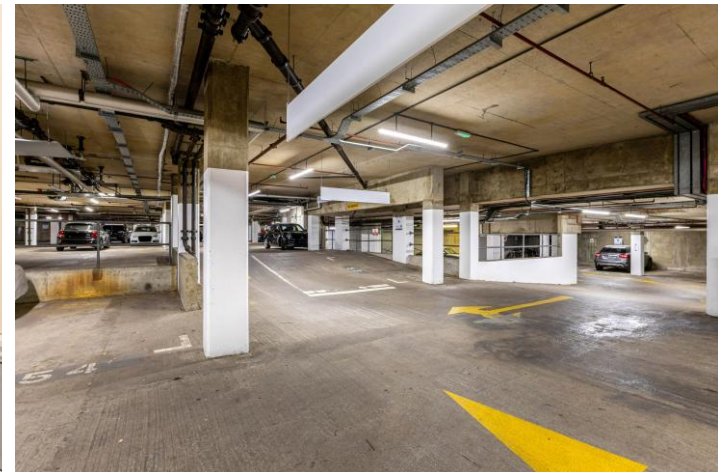




The Circle, Queen Elizabeth Street SE1
Asking Price: £425,000 Leasehold





Asking Price: £425,000

Leasehold

This modern, stylish one-bedroom apartment is in a prime location in the quiet streets of residential Shad Thames. Situated on the first floor, with lift access, the apartment is in the highly desirable Circle development with secure underground garage parking where this apartment has an allocated space.

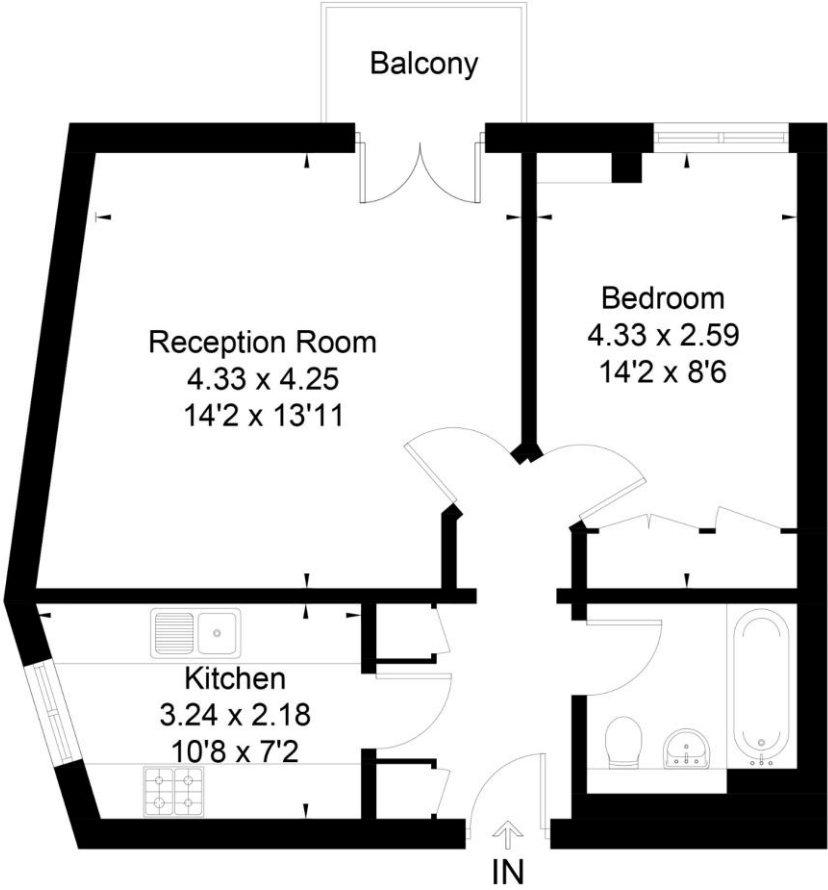
The apartment boasts a separate, fully fitted kitchen with a window, which few apartments in the development have and is a good size with approximately 530 sq. ft. of internal space. The reception is an excellent size with room for lounge, desk and dining table, and double doors open onto your west-facing private balcony. Being at the far corner of the development and a corner unit you only have one neighbour and a quiet aspect onto a side street with very little traffic. The apartment is well-lit with natural light, creating a bright and airy living space. The double bedroom

is a very good size and has built-in wardrobes and the bathroom has storage, a shower and a bath. A welcoming central hallway connects the various rooms.

The Circle is a Post-Modern Grade II listed development designed by famous architect Piers Gough. It is located right at the heart of the desirable Shad Thames neighbourhood on the Tower Bridge riverside. There is a 24-hour concierge based in the smart entrance lobby and there are four separate landscaped gardens.

A local gym and spa, drycleaners, convenience store and cafes are just next door. London Bridge stations and Borough Market are nearby, as are the popular restaurants of the waterfront and the City of London is easy walking distance across Tower Bridge.

Approximate Floor Area = 49.2 sq m / 529.6 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

