



25 Benson House | London | SE1  
8DQ

Leasehold

£425,000

- One double bedroom
- second floor
- Good spec
- Neutrally decorated
- Separate Kitchen / Living room
- Excellent location
- Waterloo
- Local amenities
- Excellent transport
- Chain free

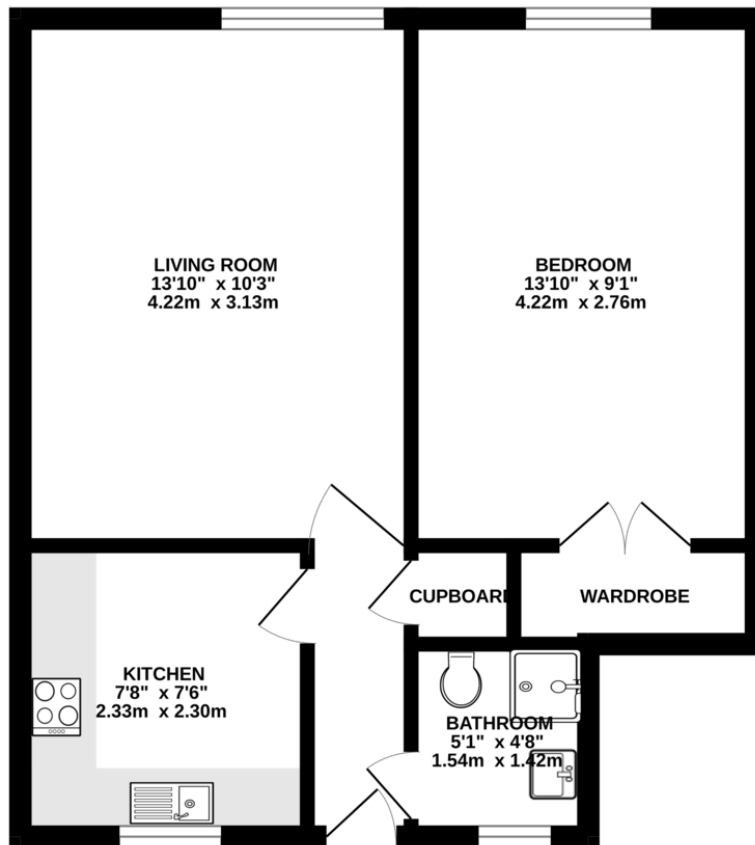


A spacious one bedroom apartment on the second floor of this centrally located block. In excellent condition throughout, this bright apartment is completely move in ready, ideal for first time buyer/ as a pied-a-terre, or as an investment. One double bedroom, large reception and a well-sized modern kitchen and bathroom. Centrally located, within walking distance of Thames River Walk, IMAX, The Cut, The Old Vic Theatre. You can easily walk into the City of London and Covent Garden. Long lease 150 years - zero ground rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**SECOND FLOOR**  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 463sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplex 52025

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements