

estate agency by

fyfe mcdade

**Borough Mansions,
Borough High Street, SE1
Prices From £1,225,000 Leasehold**



Borough Mansions is situated on Borough High Street, originally one of the main Roman Roads between London and Chichester and the only route, via London Bridge, into the Capital. Today it is full of theatre goers, art enthusiasts, City workers or Market traders setting up in the one of London's largest farmer's markets: Borough Market.

Whilst vast tower blocks are being constructed to service the increasing demand for property in the area, Borough Mansions stands out as a haven amongst the metropolis.

The developers, BHS Corporation Limited, who are known for their attention to detail, superior build quality and choice of materials have therefore built not only to a higher specification, but designed apartments with people in mind and their aspirations when choosing a home in the City.

This boutique development consists of just three lateral apartments and one stunning duplex penthouse with views of the shard and numerous other London landmarks.

Each apartment benefits from a generous balcony or roof terrace. Bedrooms come with integrated wardrobes and triple glazed windows, creating a sound barrier from any street activity. Main bathrooms come equipped with a Corian bathtub, overhead shower, basin with base unit, toilet and heated towel rail. En Suites all feature a walk-in shower with integrated rainfall head, basin with base unit, toilet and heated towel rail.

The spacious open plan living/dining areas have been designed with separate areas in mind. The lounge area comes with integrated, soft closing, storage with built-in Plasma screen area running along one side of the room. The option for a mock fire underneath provides a central focus to the room but the floor to ceiling glass doors by the dining area, will always be the primary draw.

The bespoke, Italian kitchens seamlessly merge off the lounge areas via a breakfast bar and benefit from state of the art, integrated appliances. Hidden behind the kitchen is a separate utility room for housing the boiler, washing machine and has ample storage for additional household items.

The apartments all benefit from French white oak flooring and solid oak window frames, mechanical ventilation with filtration system and variable refrigerant flow heating and cooling system. In addition: all the apartments have direct lift access and bike storage.

Situated within Zone one, the apartments are ideally situated for anyone who is looking for easy access into the City, Southbank or West End without having to take public transport. If, however you are caught short of time, there is always London Bridge tube (Northern and Jubilee line) a few minutes away. Alternatively, London Bridge Station whilst currently under redevelopment, still offers great access out of London to the South East.

London Bridge offers a plethora of restaurants and attractions right outside your door. Never miss an exhibition at the Tate Modern or a show at the Globe, the Vic's, Menier Chocolate Factory or the ever-popular Southwark playhouse. You are truly spoilt for food with Borough Market around the corner and who can ever get bored of the Thames and the magnificent sight of Tower Bridge.

Unit	Beds	Floor	Sq Ft	Sq M	Price
A	2	1 st	917.19	85.2	£1,270,000
B	2	2 nd	917.30	85.2	£1,225,000
C	2	3 rd	917.06	85.2	£1,245,000
D	3	4 th & 5 th	1422.99	132.2	POA

New Lease: 125 Years

Ground Rent: £400

Service Charge: TBC

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