

92 Webber Street, London  
SE1

GARTON JONES.COM



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## £545,000 Leasehold

Discover this inviting and spacious two-bedroom apartment, perfectly situated in the heart of SE1's vibrant cultural quarter at Patrick Court, Webber Street

Boasting 770sq.ft (71.5sq.m) of well-proportioned living space, this east-facing residence offers a bright reception room, a separate, fully equipped kitchen, and a modern bathroom. Enjoy stunning views of The Shard from your private balcony, providing a captivating backdrop to urban living.

Further enhancing its appeal, the property benefits from secure parking — a rare and valuable asset in central London. Excellent transport links are on your doorstep, with Southwark Station just 0.3 miles away and Borough Station only 0.4 miles, offering seamless connections across the city. The vibrant local area provides an array of amenities, including the renowned Borough Market, Tate Modern, and a diverse selection of restaurants, cafes, and theatres, all within easy walking distance. Ideal for professionals or a small family seeking convenience, comfort, and a prime SE1 location with everything on their doorstep.

Please note furniture may differ to that shown in the current photos.

- Leasehold: 111 Years Remaining (125 Years from 24 January 2011)
- Service Charges: £2578.56
- Ground Rent: Peppercorn
- EPC Rating C (72)

EPC certificate available on request.

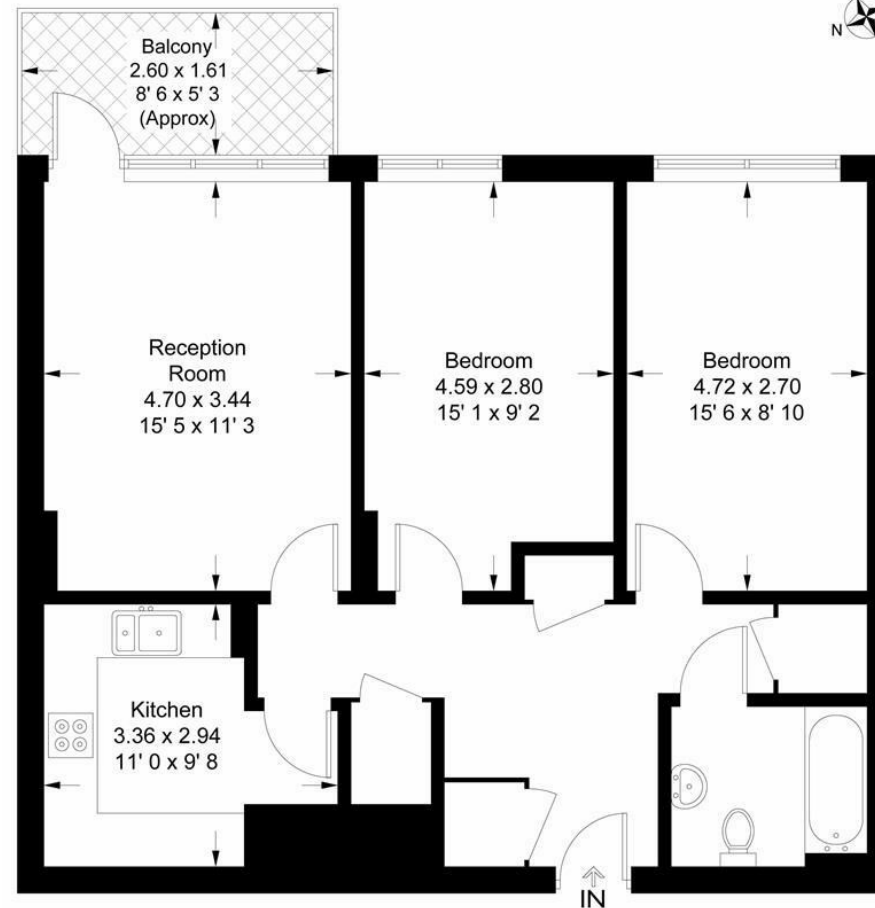
- 2 Bedrooms
- 770sq.ft (71.5sq.m)
- Bathroom
- Separate Kitchen
- Reception
- Balcony
- East Facing
- Secure Parking
- Views of the Shard
- 0.3 Miles to Southwark Station / 0.4 Miles to Borough Station



**Patrick Court**

Approximate Gross Internal Area = 770 sq ft / 71.5 sq m

Balcony = 45 sq ft / 4.2 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



