



3 Palm House, 70 Sancroft Street, London, SE11 5AH
London, SE11 5AH
£475,000

A beautifully presented one bedroom apartment situated on the garden level of the sought-after Palm House development.

Offering approximately 576 sq ft of well-designed living space, this modern apartment benefits from its own secure private entrance accessed via the landscaped communal courtyard. The property features a bright open-plan kitchen and reception area with direct access to a wonderful private patio, ideal for relaxing outdoors.

Palm House is perfectly positioned moments from Albert Embankment and the River Thames, while also being within easy reach of the green open spaces of Kennington. Westminster, Nine Elms, and the South Bank are all nearby, offering an excellent selection of restaurants, cafés, and local amenities.

Transport links are excellent, with Vauxhall Underground and National Rail Station approximately an eight-minute walk away, providing convenient access across London.

Leasehold: 238 years remaining
Ground rent: £380.00 per annum
Service charges: £2,022.00 per annum
Building's insurance: £741.00 per year

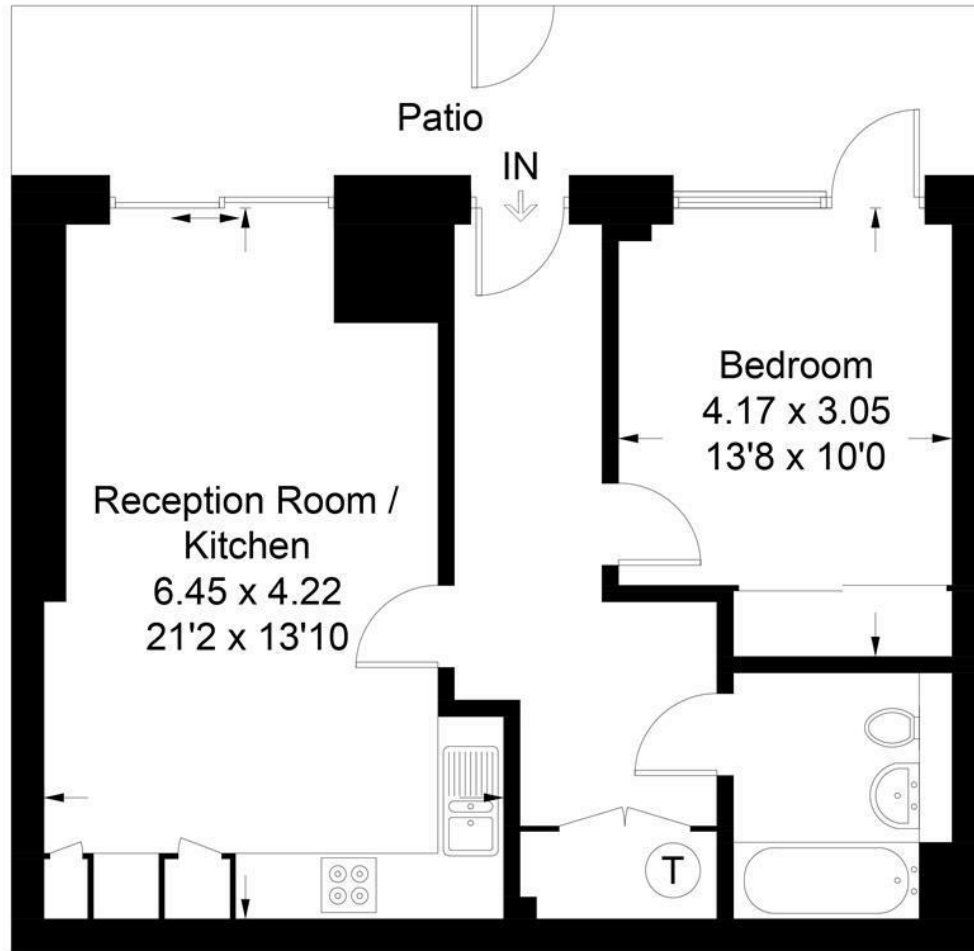






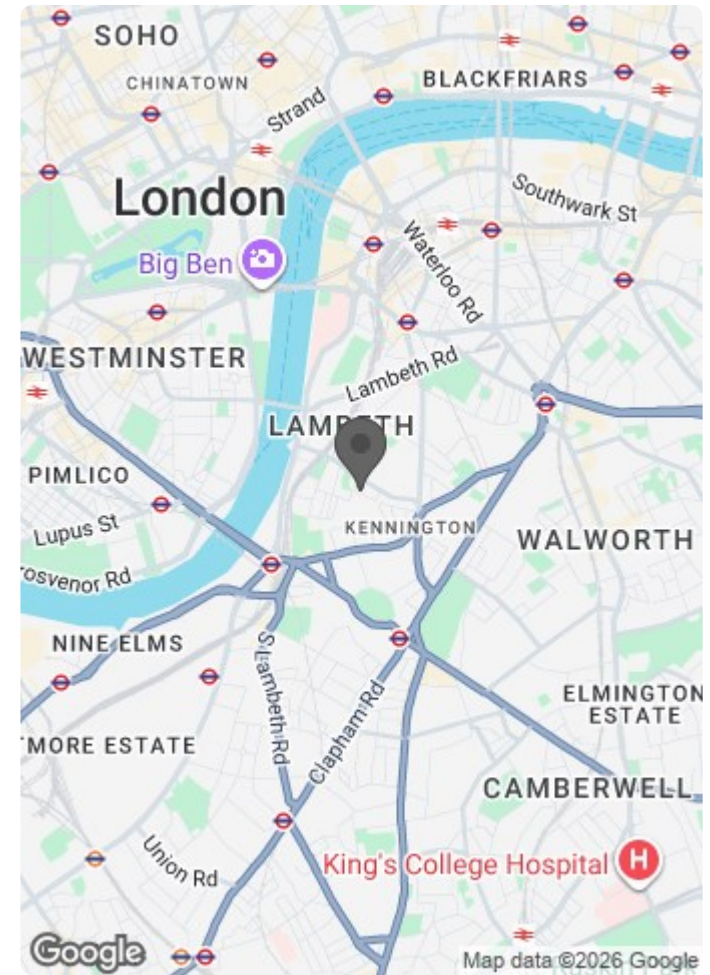
Palm House, SE11

Approximate Gross Internal Area = 53.5 sq m / 576 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID623085)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	