



Vogans Mill Wharf, SE1
£825,000, Leasehold



Vogans Mill Wharf, SE1

Located on the fifth floor with a nice aspect over the quiet landscaped courtyard this smart and very well proportioned two bedroom apartment measures just over 1,000 sq ft and provides a very comfortable London home.

It has a large balcony which is accessed by each principal room. The upper floor position ensures excellent natural light while both bedrooms are spacious double rooms and are serviced by good quality modern bathrooms.

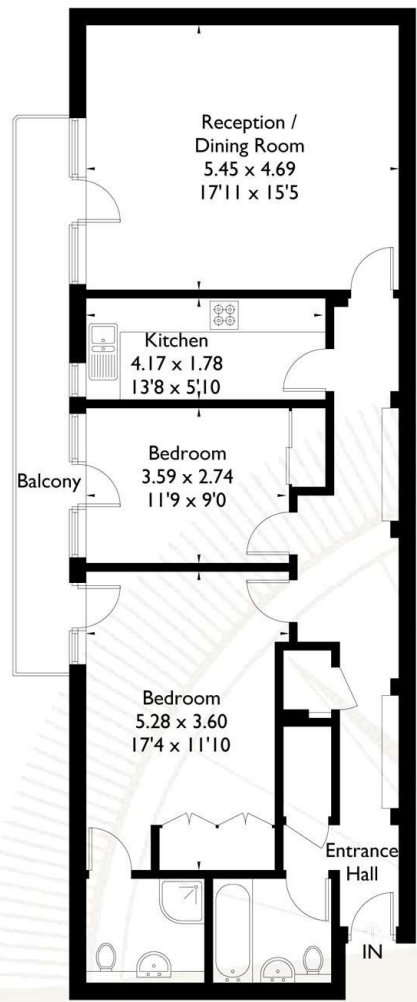
The apartment will be let with one underground car parking space and the building benefits from 24 hour concierge, a communal roof terrace and atrium garden.

While the immediate area is home to a number of bars and restaurants, the Shad Thames neighbourhood is a highly convenient location for access to the City which is within 1.5 miles. Canary Wharf and the West End can also be easily accessed via the



Mill Street, SE1

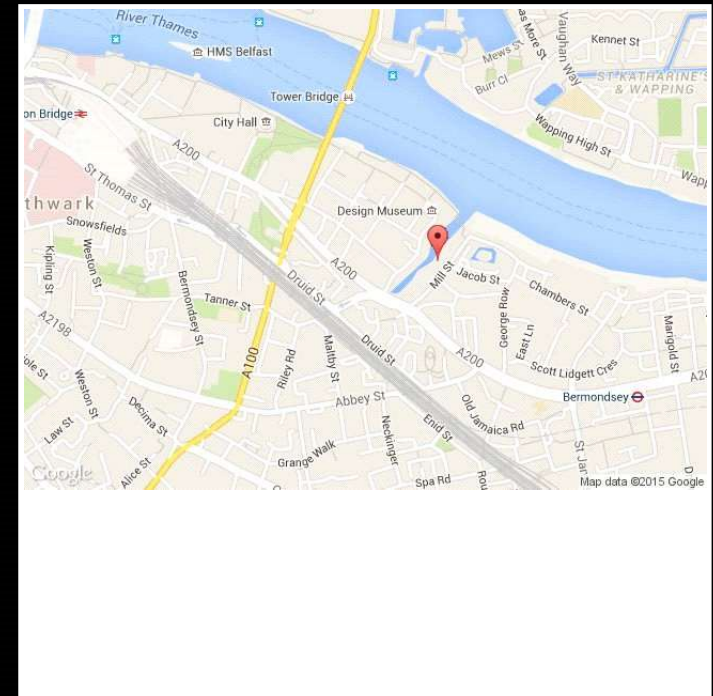
Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



Floorplan © 2015
0845 634080 Ref: 153601

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Fifth Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.