



**Murphy Street, London SE1**

This apartment is 5 minutes walk from St Thomas Hospital ideal for NHS health workers and 5 minutes walk to Waterloo Station and 8 minutes walk to Southwark tube for Guys Hospital. A very generous 2 bedroom, 2 bathroom apartment plus laundry and balcony located on the 2nd floor with SE views, access to the communal roof terrace which has fabulous views of the London Eye and other London landmarks. In addition, the apartment comprises a laundry containing washer and dryer and is located in a very well located building on Murphy Street SE1. The Reception room has an open plan kitchen with lots of natural light and the second double bedroom adjoins the second bathroom. The apartment compromises 824.6 sq ft, plus the balcony 53 sq ft and is located minutes away from Lambeth North, Waterloo Station and Lower Marsh Market. The cultural possibilities are endless. Walking just a few minutes from any of the luxury apartments, you will find a huge range of venues, from world-renowned art galleries, museums and theatres, to world-famous sights and attractions. The area around Waterloo and the South Bank is buzzing with things to see and do all year round; free events, music, film, exhibitions, dance, debates and festivals and markets, buzzing with pop-up restaurants, pubs and cafes all a short walk away.

**2 Bedrooms : Shower Room : En Suite Bathroom : Reception/Dining Room : Kitchen : Balcony : Lift  
: Communal Roof Terrace : EPC Rating TBC**

**£462 pw / £2,002 pm Subject To Contract**

Short or Long Let



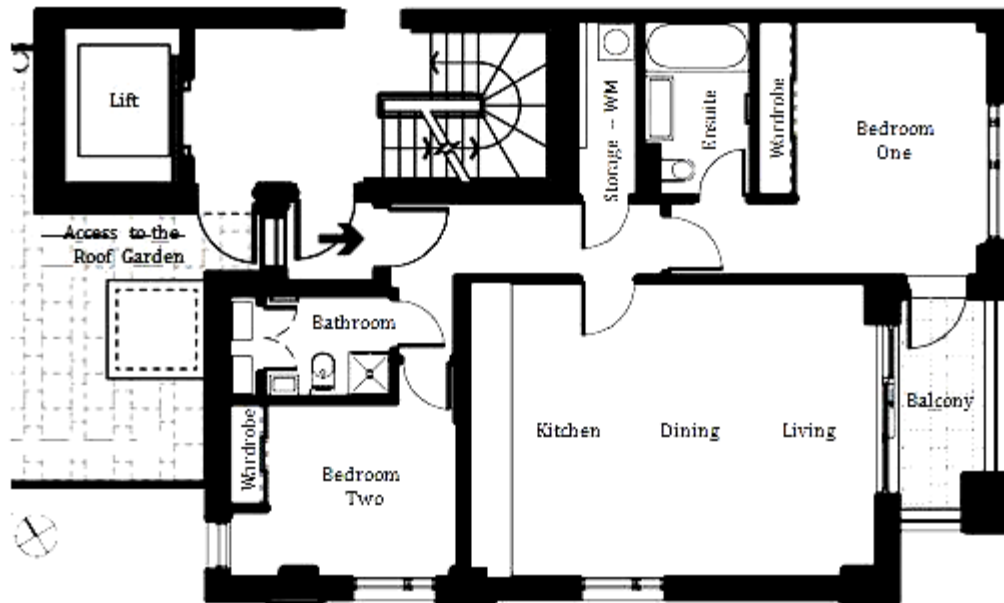
## Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

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	<b>Max Size (m)</b>	<b>Max Size (ft)</b>
Living/Dining/Kitchen	6.4 x 4.6	21.0 x 15.2
Bedroom One	5.0 x 4.0	16.5 x 13.2
Bedroom Two	3.6 x 2.7	11.8 x 9.0
Bathroom	1.7 x 2.7	5.6 x 9.0
En-suite	2.0 x 1.6	6.6 x 5.2
Storage/Utility/Washer-Dryer	0.9 x 2.7	3.1 x 9.0
<b>Total Apartment Area</b>	<b>76.6 m<sup>2</sup></b>	<b>824.6 ft<sup>2</sup></b>
Balcony	4.9 m <sup>2</sup>	52.7 ft <sup>2</sup>

N.B. Denotes maximum measure

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