



145 Great Suffolk Street, London, SE1 1AU

Offers In Excess Of £1,350,000

- Three Bedroom Duplex Penthouse Apartment
- Bespoke Open Plan Kitchen/Living Room
- Ample Storage Throughout
- Offered As A Chain Free Purchase
- Main Bedroom With En Suite Shower Room
- Lease Length 246 Years / Ground Rent £250.00 Service Charge £5,000pa

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Caplen Estates Welcome's you to this exquisite three-bedroom duplex penthouse apartment offered "Chain Free" which is located in the heart of Southwark, on the prestigious Great Suffolk Street in London.

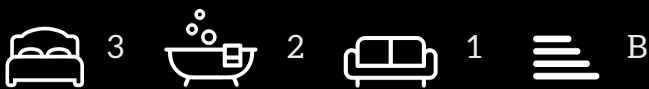
This stunning property boasts a beautifully designed open-plan bespoke kitchen and lounge area, perfect for entertaining guests or enjoying a cozy night in. The kitchen offers ample storage and integrated appliances. The main bedroom features a luxurious en suite bathroom, providing a private sanctuary within this urban oasis and a further two bedrooms and fully tiled family bathroom.

One of the highlights of this property is the large roof terrace, complete with lazy lawn flooring, offering a tranquil outdoor space with panoramic views of the vibrant city of London. Imagine sipping your morning coffee or hosting a summer barbecue in this idyllic setting.

Conveniently situated close to the renowned Borough Market and London Bridge, you'll have easy access to an array of trendy cafes, restaurants, and cultural attractions right at your doorstep.

Don't miss this opportunity to own a piece of luxury living in one of London's most sought-after locations. Contact us today to arrange a viewing and make this dream home a reality. For an additional £200,000 the freehold is available to purchase. Call our sales team on 0203 937 7733.

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Council Tax Band: H



Reception Kitchen/Diner
15'10" x 21'8"

Bedroom One
11'6" x 15'11"

En-suite
8'5" x 5'11"

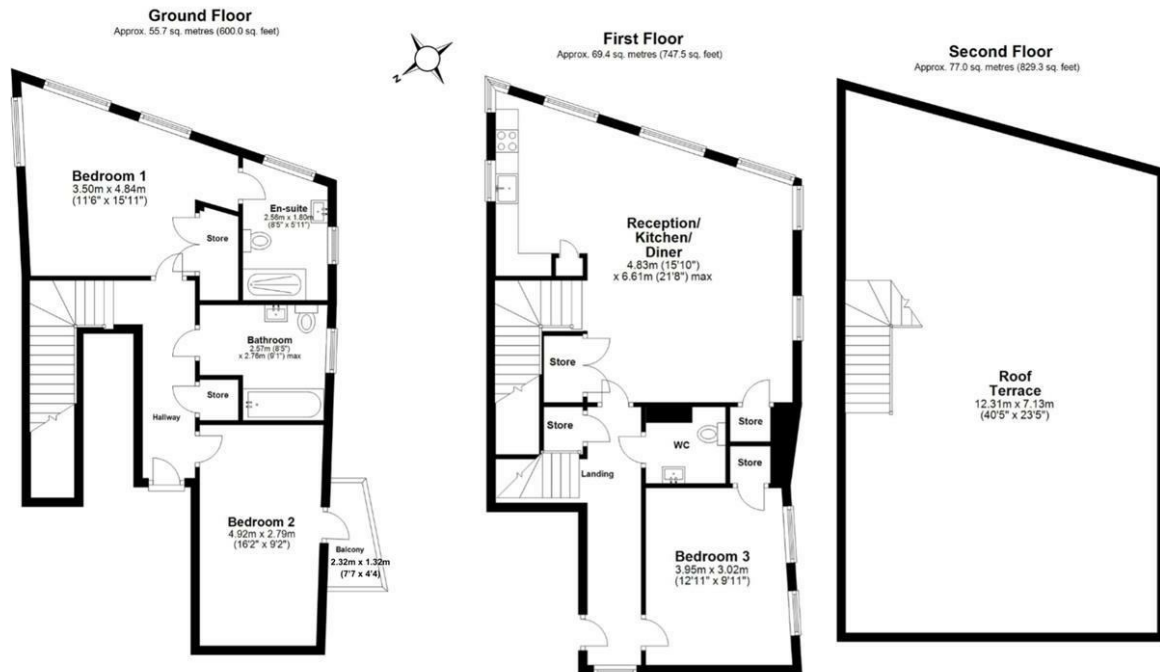
Bedroom Two
16'2" x 9'2"

Main Bathroom
8'5" x 9'1"

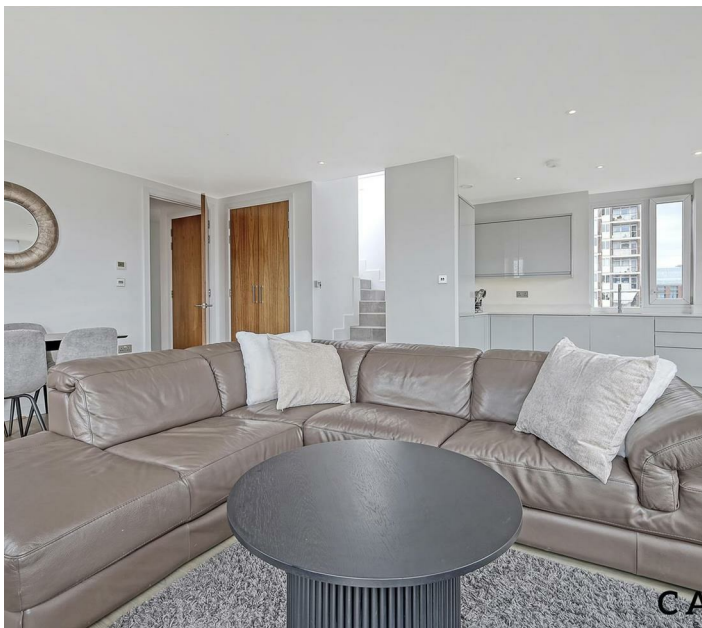
Bedroom Three
12'11" x 9'11"

WC

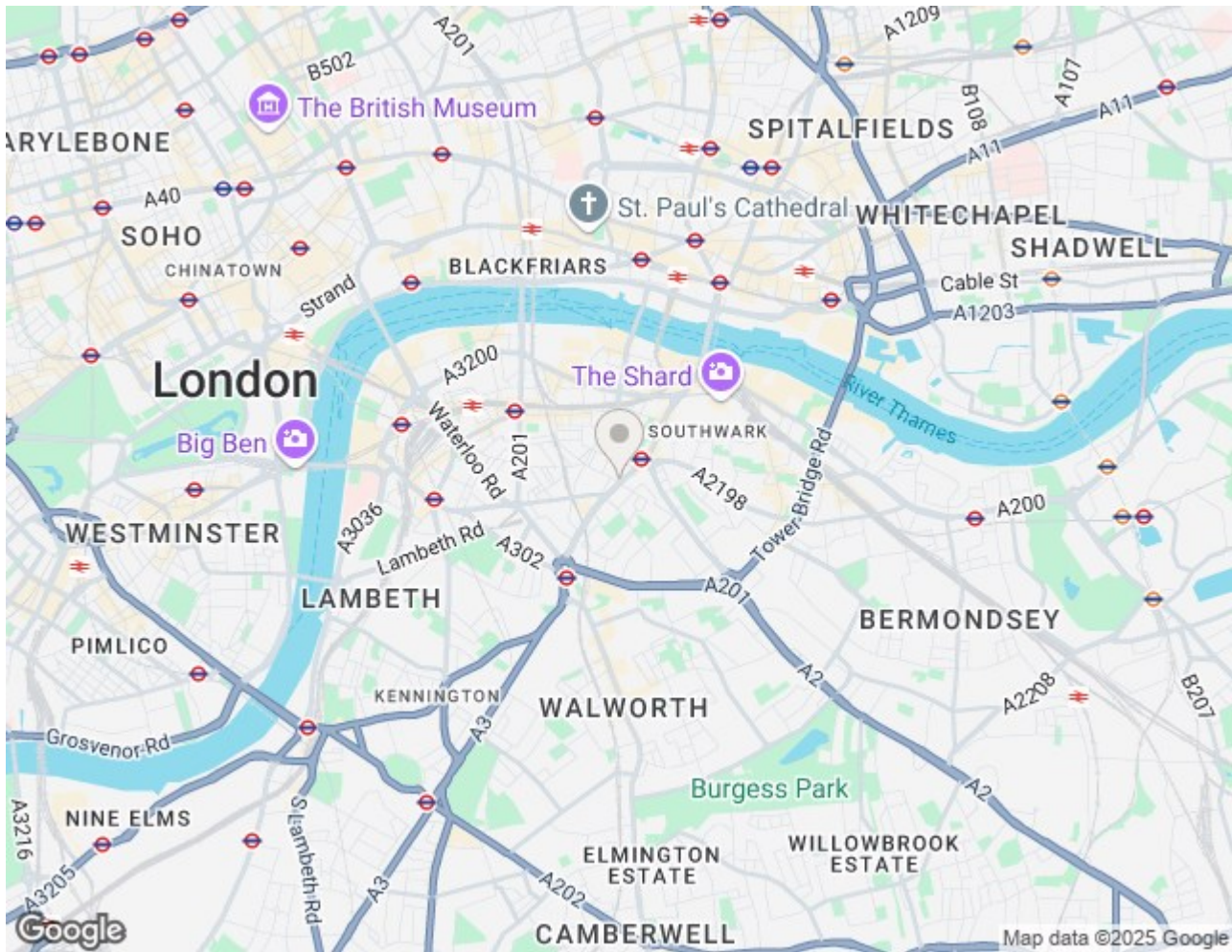
Roof Terrace
40'5" x 23'5"



Approx. Gross Internal Area
Main House 125.2 Sq M (1347.5 Sq Ft)
Roof Terrace 77 Sq M (829.3 Sq Ft)
Total 202.2 Sq M (2176.8 Sq Ft)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

EPC Rating:

B

Council Tax Band

H

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.