



£478 pw  
Longstone Court Great Dover Street



 **2**  
Bedrooms

 **1**  
Bathroom



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Luxury 2 bed apartment with balcony and amazing views in a secure development with 24 hour concierge and gym facilities. Wood floors throughout and open plan kitchen facilities. Situated within a quarter of a mile of borough tube station and borough market with easy access to the city London's Southbank.

A spacious, wonderfully maintained and modern two-bedroom apartment, situated moments away from Borough Underground Station. EPC rating C.

10% Rent Reduction - Further Reduction Available for Key Workers.

This apartment does offer an opportunity to rent a Secure Underground Parking spot - at an Additional Reduced Cost.

The entrance to Longstone Court is discreetly located on Great Dover Street and offers a concierge and residents gym on the ground floor. The apartment is positioned on the fifth floor and can be accessed via a lift; which is protected by a secure doorway, adding an additional layer of security to the development.

The open-plan living room is bright, spacious and exceptionally well presented. The kitchen area offers built-in appliances including a Fridge, Freezer, Dishwasher, Washer/dryer as well as an Brand New Oven, Hob and Microwave. The living room space is generous and offers plenty of natural light as well as access to the balcony with exceptional views.

The good sized master bedroom comes with a double bed, built in wardrobe and ample additional storage. The second bedroom, also a good size comes with a double bed and generous wardrobe.

The smartly tiled family bathroom has a bath with shower above, heated towel rail, wash basin and a W.C.

There is a convenient storage cupboard off the hallway and a secondary cupboard, which houses the boiler and provides further storage. In addition, there is also secure bike storage.

The rent includes Water rates.

### **Directions**

Borough Station (Northern Line) is 0.2 miles away (approximately 3 minutes' walk). London Bridge Stations (National Rail, Northern & Jubilee Line) are 0.5 miles away (approximately 11 minutes' walk). The area is also well served by a frequent bus service into Central London.

### **Location**

The entrance to Longstone Court is discreetly located on Great Dover Street and offers a concierge and residents gym on the ground floor. The apartment is positioned on the fourth floor and can be accessed via a lift; which is protected by a secure doorway, adding an additional layer of security to the development.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

