

## **Bloomsbury Office**

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## **UPPER GROUND, SOUTHWARK, SE1**

**£450 per week**

### **Preliminary Details**

This spacious 2/3 bedroom property is ideally situated on the Southern end of Blackfriars Bridge and is on the 9th floor of a sought after apartment block. The property benefits from a 24hr concierge, excellent view of St.Pauls, carpeted throughout and is offered fully furnished. It is perfect for students who are studying close by or professionals working in the city. The rent includes heating and hot water and the flat is available for a SHORT LET of 2-3 months.



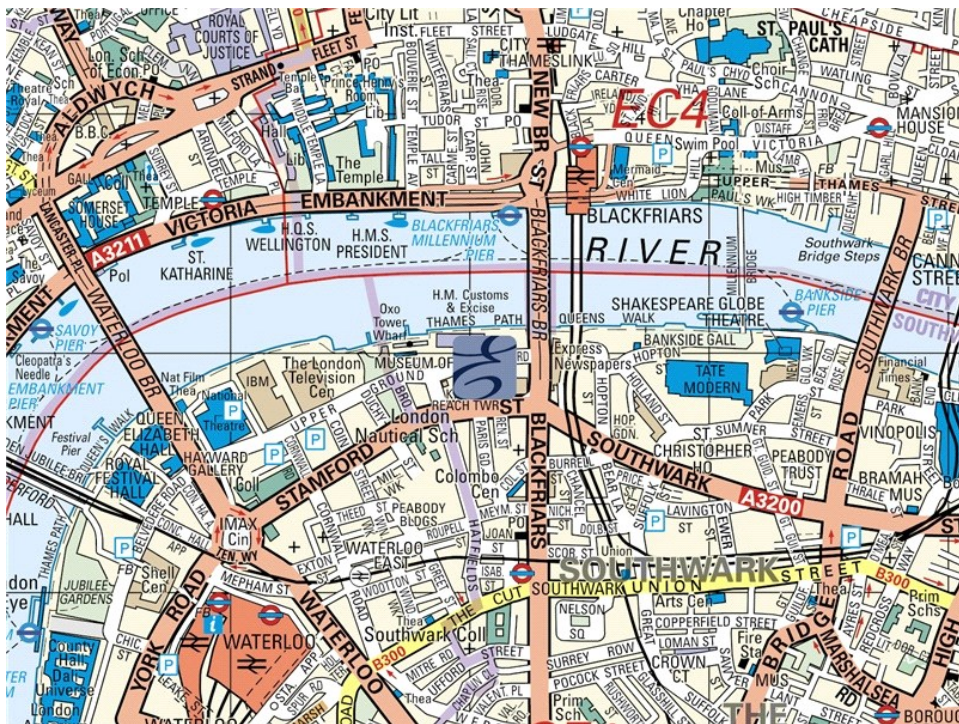
### **2 Bedrooms • 2 Bathrooms**

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## Area Overview



Directly south of the River Thames and the City of London, sits the borough of Southwark, one of the most historically rich areas in all of London. The borough is home to a wide range of museums and galleries, such as the Tate Modern and the Imperial War Museum, while on the bank of the Thames sits the HMS Belfast.



Upper Ground, Southwark 🚇 Blackfriars (0.2M), 🚇 Southwark (0.3M), 🚇 Temple (0.4M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Southwark	£ 815	£ 950	£ 1,086	£ 1,222	£ 1,494	£ 1,765	£ 2,037	£ 2,444
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		80	(69-80) <b>C</b>	72	78
(55-68) <b>D</b>	73		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR UPPER GROUND, SOUTHWARK, SE1



### Neals Yard

Famous for their wide range of specialist homeopathic remedies and complimentary medicines, Neals Yard aims educate and make natural remedies accessible to all. Following the opening of the first store 27 years ago, there are now 38 nationwide, selling high quality natural products.

🚶 1600m (27 mins) from Upper Ground



### Monmouth Coffee Shop

The Monmouth Coffee Company was established in 1978, and the original shop was based in Monmouth Street, Covent Garden. Now, with 3 branches, they continue to provide superb coffees which have been ethically sourced, from all over the world.

🚶 1600m (27 mins) from Upper Ground



### Museum St

Dating back to before the 1300's, Museum Street is at the heart of the borough of Bloomsbury. To its north lies the British Museum, hence its name, and also the Museum Tavern, which dates back to 1723. The street is populated with bookshops, such as the Atlantis bookshop, cafes and also Banbury Ball, our Bloomsbury branch.

🚶 1800m (30 mins) from Upper Ground



### British Museum

A museum of human history and culture based in Bloomsbury, London. The collection, which is largely based on those of the physicist and scientist Sir Hans Sloane was established in 1753. As one of the most comprehensive collections of its kind in the world, it continues to draw crowds from all corners of the globe and is one of London's most popular tourist attractions.

🚶 1900m (32 mins) from Upper Ground



### Bedford Square

Bedford Square in Bloomsbury, named after the Dukes of Bedford, is considered to be one of the best preserved pieces of Georgian architecture in London with a number of eminent residents, such as Lord Eldon, the celebrated Lord Chancellor.

🚶 2100m (35 mins) from Upper Ground



### Russell Square Station

Russell Square is a London Underground station, located on Bernard Street in Bloomsbury. Opened in 1906 and designed by Leslie Green, the station is small, but very busy, being located on the Piccadilly Line.

🚶 2100m (35 mins) from Upper Ground