Layard Square, Bermondsey, SE16 2JG

A well proportioned, two bedroom apartment conveniently located a short walk away from Bermondsey Underground Station, next to Southwark Park and Biscuit Factory Regeneration Plan.
The apartment boasts a generous living area with access to a private balcony, separate well-kept kitchen, a tidy family bathroom, and two bedrooms, one benefitting built in storage. Additional storage can be found in the hallway. Residents on street car parking permits available.
This apartment is located in the heart of the vibrant Bermondsey, next to the greenery of Southwark Park, Biscuit Factory Regeneration Plan offering the opportunity to benefit from the area's planned transformation and new amenities, as well as within walking distance of local restaurants (La Chingada - Dockley Road Kitchen), grocery stores, cafes (NoNo Cafe - S.O.S Coffee), bars / breweries (The Kernel - Bonvino 35) , local markets (Spa Terminus - Maltby Street - The Bermondsey Blue), Canada Water Masterplan, and the River Thames.

Years on Lease - 99
Annual Service Charge - £4563.10 (including heating and hot water)
Annual Ground Rent - £10
Council Tax Band - B

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Well Proportioned Two Bedroom Apartment
- Large Private Balcony
- Naturally Bright
- Separate Kitchen With Space to Dine
- 5 Minute Walk from Bermondsey Station
- Moments from Southwark Park
- Next Biscuit Factory Regeneration Plan
- Short Stroll from Award Winning Markets, Restaurants, Cafes, Bars, Breweries, Sport Centres
- Walking Distance from Thames Path and Shad Thames

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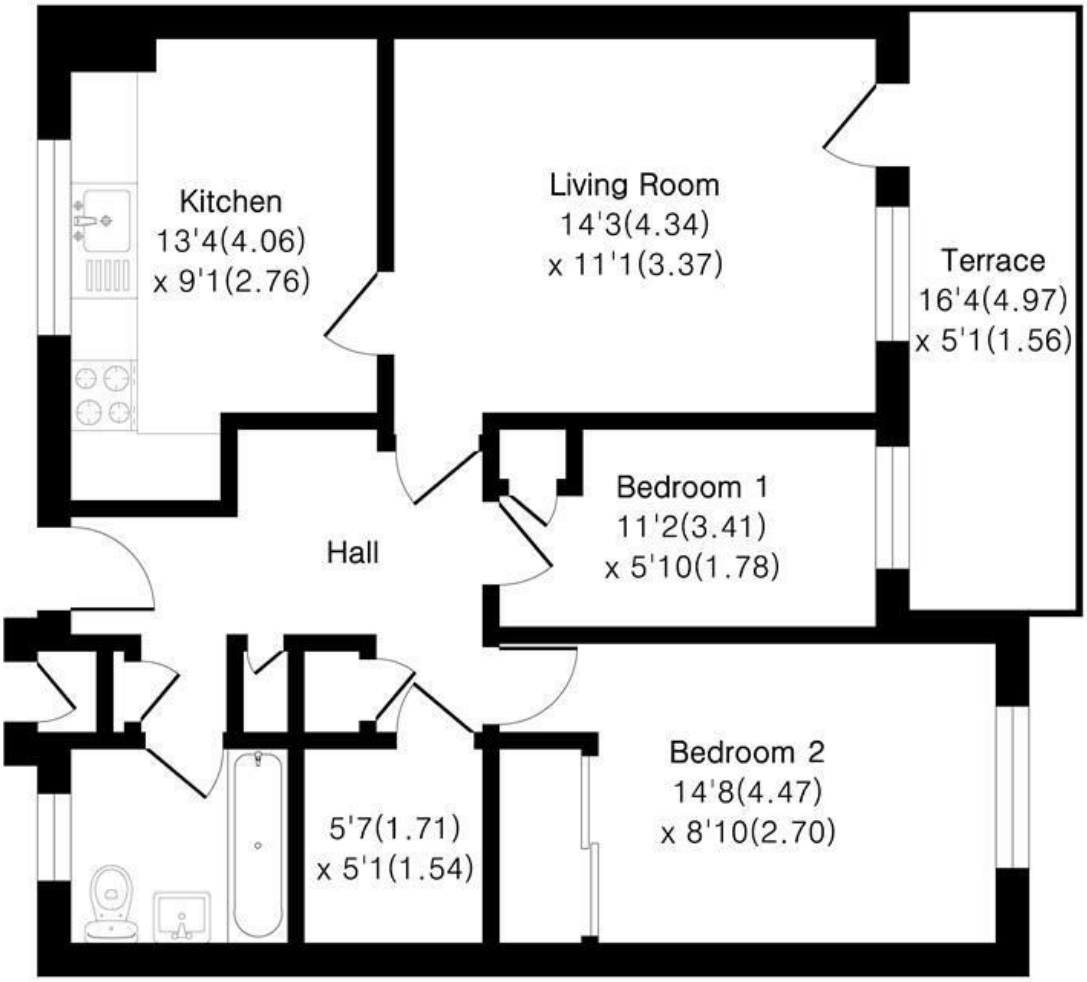
Offers in excess of £350,000

Layard Sq SE16

Approximate Area = 654 sq ft / 60.7 sq m

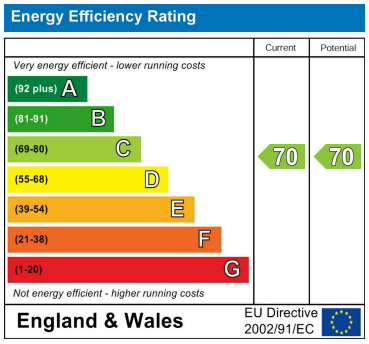
For identification only - Not To Scale



Alex & Matteo ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.

PERSPECTIVA CREATIVE



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