



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS



**Alex & Matteo**  
ESTATE AGENTS

## Silwood Street, London, SE16 2AZ

A contemporary and generous two bedroom apartment with private balcony, moments from both Surrey Quays and South Bermondsey stations. The property boasts a spacious open plan modern kitchen and reception room with access to a private balcony, two well-sized double bedrooms one complete with an en-suite bathroom, and a stylish family bathroom. Additional storage can be found in the hallway. The property also benefits from a residents parking space. The apartment is close to many local amenities such as Southwark Park, shopping centre, supermarket, leisure centre, cafes and bars.

Years on Lease - 986  
Annual Service Charge - £2465.30 (+ reserve fund £2579.06)  
Annual Ground Rent - 225  
Council Tax and - D

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.

- Chain Free - Two Double Bedroom Apartment
- Allocated Car Parking Space
- Plenty of Storage
- Private Balcony
- Two Bathrooms
- Block Communal Garden
- EWS1 compliant
- Moments From Southwark Park, Spa Terminus market, Biscuit Factory Regeneration Plan, Canada Water Masterplan
- All Amenities Nearby
- Bicycle Storage

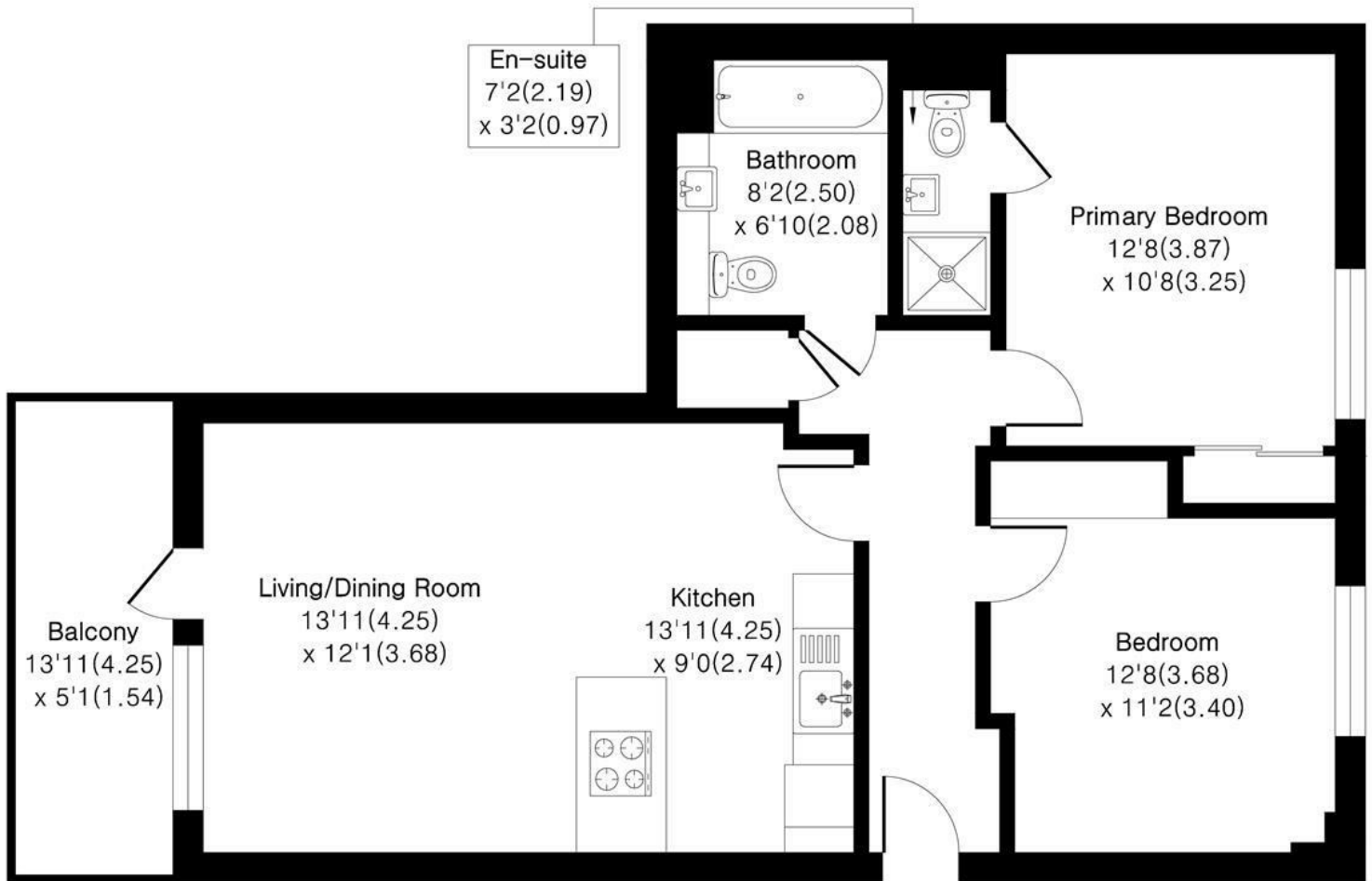
**Alex & Matteo**  
ESTATE AGENTS

**£450,000**

# Chamberlain Court, Silwood Street London, SE16 2AZ

Approximate Area = 763 sq ft / 71.0 sq m

For identification only - Not To Scale



## Fourth Floor



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

