



Alex & Matteo
ESTATE AGENTS



Rossetti Road, London, SE16 3EZ

A well-sized two bedroom apartment located in a tranquil residential Bermondsey cul-de-sac.

The apartment features a spacious and naturally bright reception room, tidy kitchen with plenty of storage, well-sized master, second bedroom currently used as a home office, and a stylish bathroom. Additional storage can be found in the hallway.

The property is moments from a range of local amenities including cafés, gyms, supermarkets, and green spaces. South Bermondsey Station is just a short walk away, providing direct access to London. Surrey Quays Overground, Bermondsey Underground and buses are also within walking distance and provide easy connections to central London. ~Buses also provide easy connections to Central London and Surrey Quays Overground is within easy reach. ~The apartment is also well positioned to benefit from the ongoing Biscuit Factory regeneration project and the continued growth of the wider Bermondsey area.

Lease on Lease - 94

Annual Service Charge - £1730

Annual Ground Rent - £335

Council Tax Band - C

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.

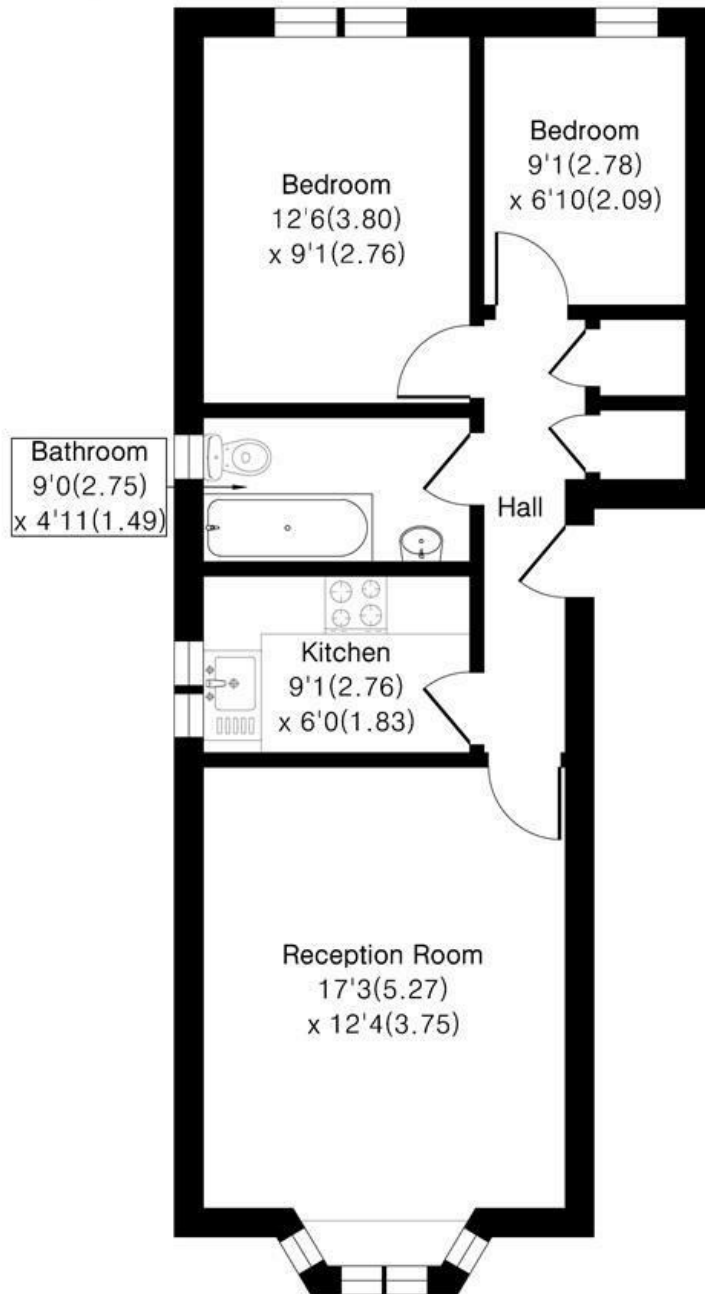
- Well-Proportioned Two Bedroom Apartment
- Excellent Transport Links
- Great location, close to Bermondsey Street, Maltby Street Market and Southwark Park
- Positioned near major regeneration developments (Canada Water Regeneration / Bakerloo Line Extension)
- Flexible second bedroom/home office
- Low Service Charge
- Allocated Car Parking Space
- Opportunity to Apply For a Secure Cycle Hangar
- Landscaped Communal Gardens

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Offers in excess of £325,000

Rossetti Road SE16

Approximate Area = 562 sq ft / 52.1 sq m
For identification only - Not To Scale



First 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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		