



Balacava Road, London, SE1 5PR

Guide Price £325,000 to £350,000. A top-floor maisonette located in a small and tranquil residential setting in the heart of the ever-so-popular Bermondsey. Split over two floors, downstairs the property features a large kitchen with plenty of space to dine, a generous reception room with access to a private balcony, and additional storage in the hallway. The top floor boasts two very good-sized double bedrooms and a family shower room. The greenery of Southwark Park, Bourges Park and Spa Gardens is just moments away. Located a short stroll from a plethora of local independent boutiques, artisan shops, bakeries and gyms; as well as the upcoming regeneration plan in the former Bermondsey Biscuit Factory. Bermondsey Street and its award winning restaurants is within easy reach.

Years on Lease - 172
Annual Service Charge - £1768.98
Annual Ground Rent - £10
Council Tax Band - B

Council tax 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.

- Top-Floor Maisonette
- Chain Free
- Private Balcony
- Blank Canvas Opportunity
- Good Transport Links
- Long Lease
- Moments From Award Winning Markets

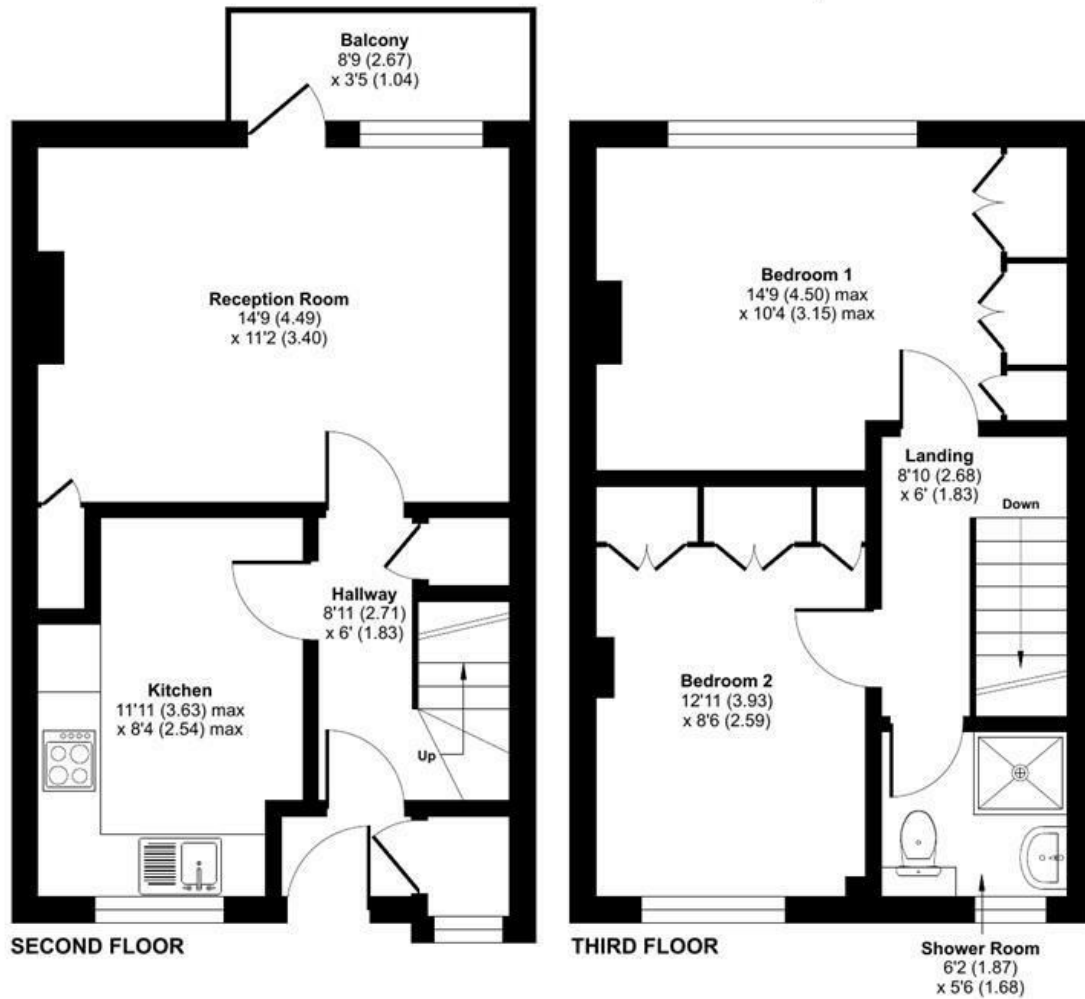
Alex & Matteo
ESTATE AGENTS

Price guide £325,000

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Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1293537

