







Abbey Gardens, London, SE16 3RQ

A unique freehold house complete with private front patio, located in quiet residential setting in the heart of ever so popular Bermondsey.
The ground floor features a modern reception room, currently divided by a stud wall to create an additional second bedroom (the seller is happy to remove the wall prior to completion or leave it in place, depending on the buyer's preference), a tidy kitchen, and access to the private front patio. The first floor has a generous double bedroom with plenty of storage space, and a good-sized bathroom. Additional storage can be found on the first-floor landing. The apartment also benefits from allocated residents car parking.
With grocery shops on your doorsteps and a short stroll from a plethora of local independent boutiques, artisan shops and bakeries, ever so popular Bermondsey Mile breweries, the iconic Maltby Street and Spa Terminus Markets as well as the upcoming Greystar regeneration plan in the former Biscuit Factory, the house is ideal for professionals looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life.

Freehold

Charges to look after the communal areas - £368.15 per year

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.

- One / Two Bedroom Freehold House
- Chain Free
- Close to Local Amenities
- Private Patio Garden
- Great Transport Links
- Naturally Bright
- Allocated Off Road Car Parking
- Moments from Shops, Bakeries, Cafes and Markets
- Short Stroll from Bermondsey Station, steps from Bus Stop, and Short Stroll from Zone 1
- Strong Sense of Community

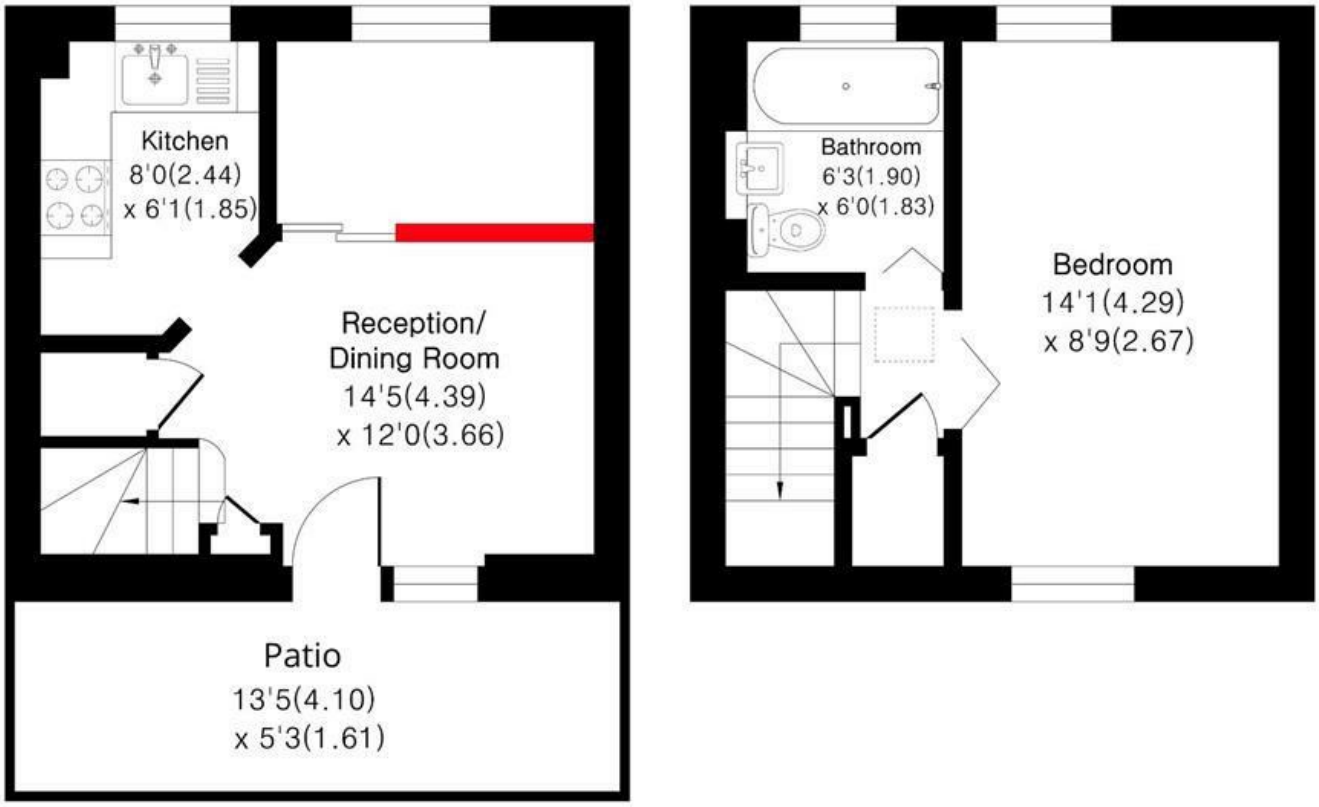
Alex & Matteo
ESTATE AGENTS

Offers in excess of £350,000

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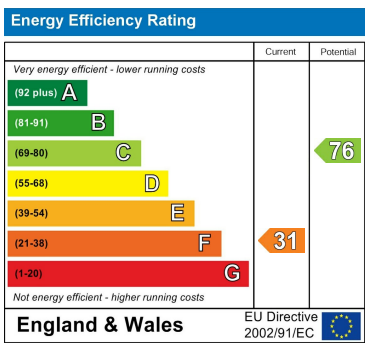
Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not To Scale



Ground Floor First Floor

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



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