



Thorburn Square, London, SE1 5QL

Guide Price £400,000 to £425,000. A unique two bedroom garden apartment, located in the heart of Bermondsey within sought-after and picturesque Thorburn Square conservation area. The apartment features a naturally bright reception room with space to dine and access to a large garden, separate modern kitchen, two well-proportioned double bedrooms, and a tidy family bathroom. Additional storage can be found in the hallway.

A short walk away from a plethora of local amenities such as pubs, grocery shops, independent cafes, breweries, popular Maltby Street and Spa Terminus markets, along with the greenery of Southwark Park. A short stroll away is the up and coming Bermondsey Biscuit Factory Regeneration Plan.

Years on Lease - 103
 Annual Service Charge - £2,147.82
 Annual Ground Rent - £0
 Council Tax Band - B

Disclaimer: the garden is not part of the lease
 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.

- Two Bedroom Apartment
- Access to Large Garden
- Thorburn Square Conservation Area
- Tranquil Residential Setting the Heart Of Bermondsey
- Short Stroll from A Plethora of Local Amenities
- Walking Distance from Maltby Street, Blue, Spa Terminus Markets

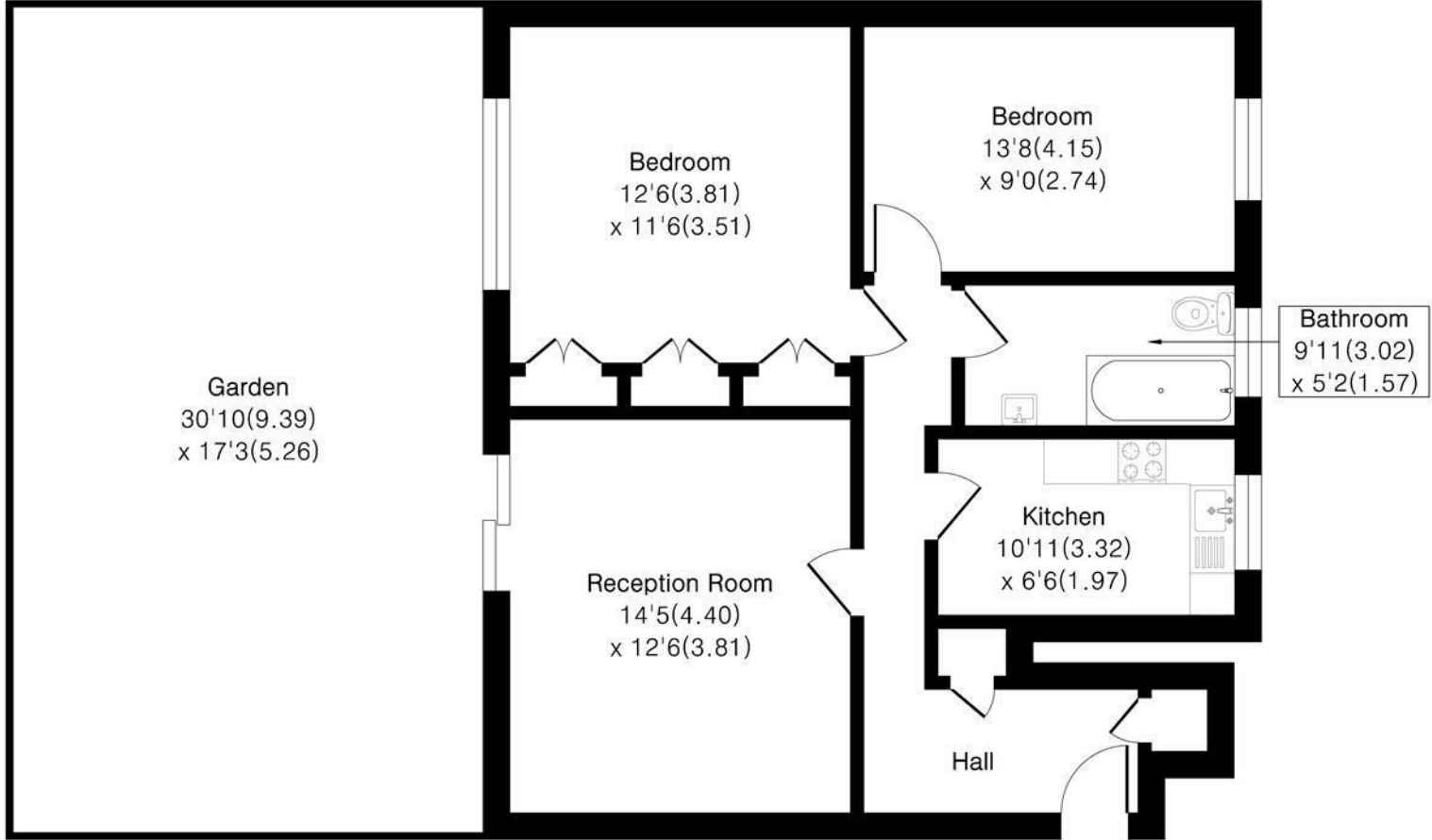
Alex & Matteo
 ESTATE AGENTS

Guide price £400,000

Thorburn Square London, SE1

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not To Scale



GROUND 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 | | 73 | 76 |
| (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 | |