



New Place Square, London, SE16 2HW

Guide Price £475,000 to £500,000. A spacious four bedroom two bathroom apartment complete with a generous south facing garden. Located only a short walk away from Bermondsey Underground Station as well as up-and-coming Biscuit Factory Regeneration Plan.

The apartment has a well-kept kitchen with enough room for a dining table, a bright reception room with access to the private garden perfect for alfresco dining and entertainment. The property boasts four bedrooms as well as two bathrooms. Good amount of storage can be found in the hallway.

This apartment is within walking distance of many local amenities such as restaurants, grocery stores, cafes, bars, local markets, the River Thames and the greenery of Southwark Park.

The property is currently rented out to professional tenants and there is no onward chain.

Leasehold

89 years left on the lease

Service charge: £4,488.64 per annum including Hot Water and Heating

Ground Rent: £10 per annum

Council tax band C

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.

- Private Garden
- Four Bedrooms
- Generous Apartment
- Chain Free
- Steps from Bermondsey Biscuit Factory Regeneration Plan
- Two Bathrooms
- Moments from Bermondsey Underground Station
- Moments From Southwark Park and River Thames
- Residents Car Parking Permit

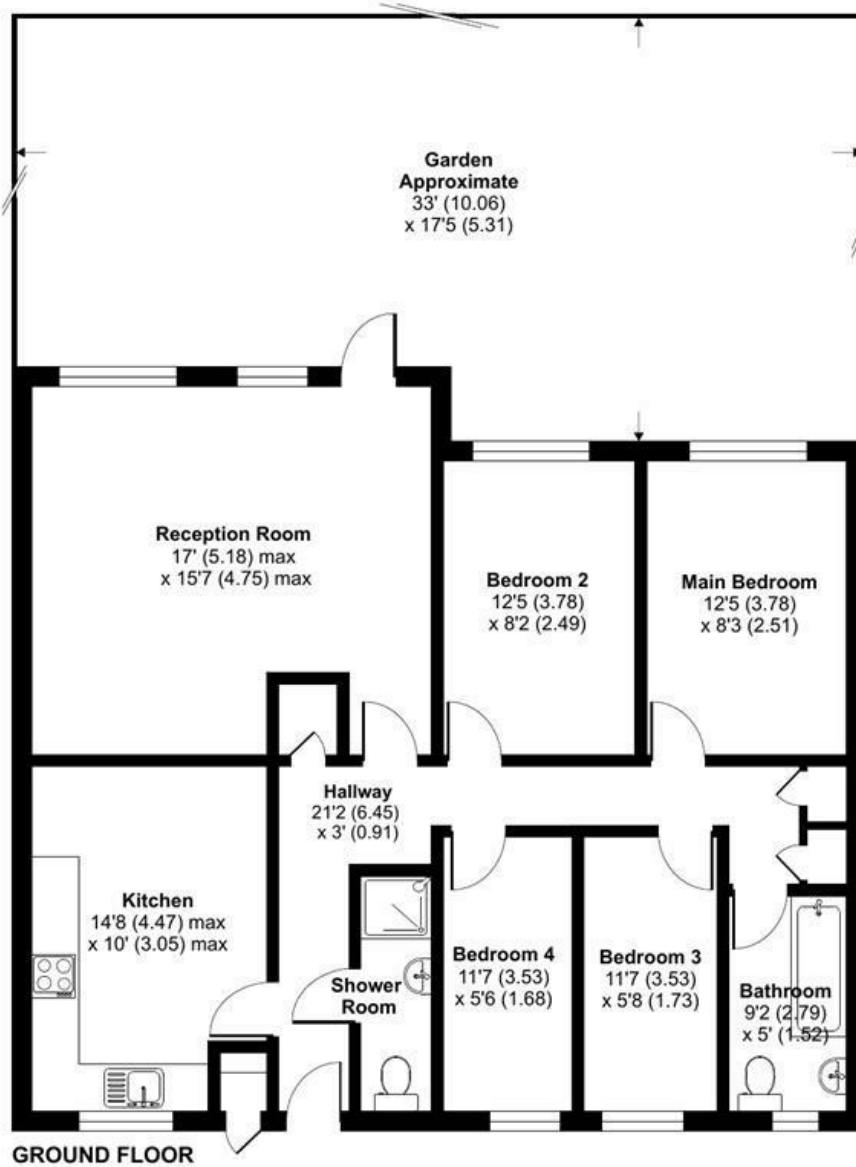
Alex & Matteo
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Approximate Area = 1013 sq ft / 94.1 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1147973

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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		