



Layard Square, London, SE16 2JG

A top floor two bedroom top floor apartment, located a short walk away from Bermondsey Underground station with direct access to central London, Canary Wharf and Overground lines offering an ideal home for city living.

The apartment features a naturally bright reception room with access to a generous private balcony, a separate kitchen with plenty of storage, a double bedroom, second bedroom currently being used as a home office, and a well-kept bathroom. Ample additional storage can be found in the hallway.

This apartment is in the historic heart of the vibrant SE16 area, within walking distance of many local amenities such as restaurants, grocery stores, cafes, bars, local markets, Canada Water Masterplan, the River Thames as well as the greenery of Southwark Park, and steps from up and coming Biscuit Factory Regeneration Plan.

Years on Lease - 92

Annual Service Charge - £3254.82 including Heating and Hot Water

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.

- Spacious, Warm and Bright Two Bedroom Apartment
- Plenty of Storage
- Excellent Transport Links
- Private Balcony
- Close to Local Amenities
- Close to the River Thames
- Top Floor Aptment
- Next to Bermondsey Biscuit Factory Regeneration Plan
- Next to Southwark Park

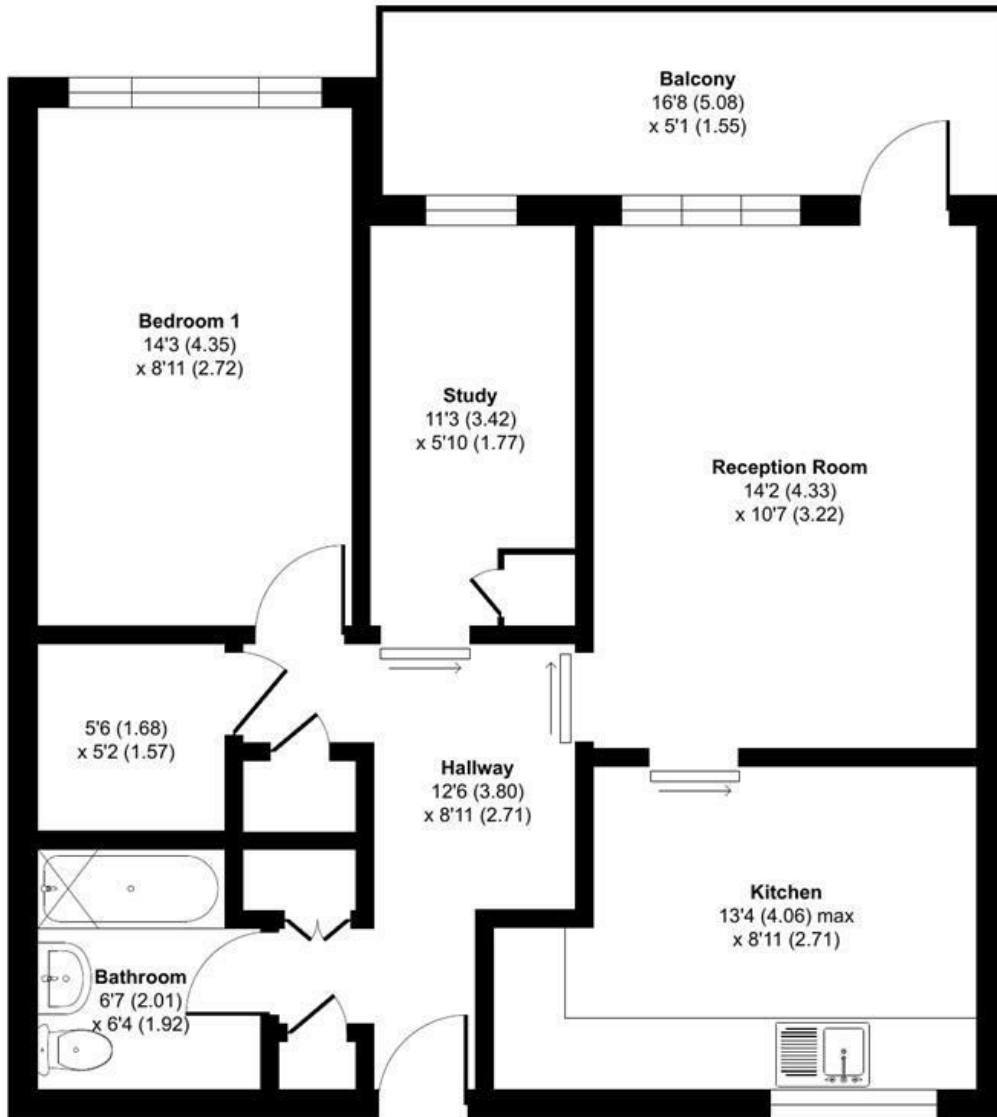
Alex & Matteo
ESTATE AGENTS

Offers in excess of £350,000

Layard Square, London, SE16

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



SIXTH FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1252048

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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		