



## 168-169 Grange Road, London, SE1 3BN

A top floor newly refurbished duplex apartment with direct access to the south facing terrace.

Featuring underfloor heating throughout, the property boasts a naturally bright open plan living area with a brand new and fully equipped kitchen all mod cons, two double bedrooms (one of which ensuite), a stylish bathroom with rainshower system.

Upstairs is the third double bedroom with an impressive mezzanine storage cupboard and the south facing terrace ideal for alfresco dining and entertaining.

Additional storage space can be found under the stairs.

A plethora of local amenities are just round the corner, ever so popular Bermondsey Street and its iconic restaurants cafes and art galleries is moment away. London Bridge underground station is within walking distance and the bus stop is just next to the development.

Service Charge: £2099.83

Ground Rent: £150.00

Years on the Lease: 108

- Contemporary Top Floor Duplex
- Three Double Bedrooms
- Newly Refurbished
- Spacious and Naturally Bright Open Plan Kitchen
- Two Stylish Bathrooms
- Ever so Popular Location

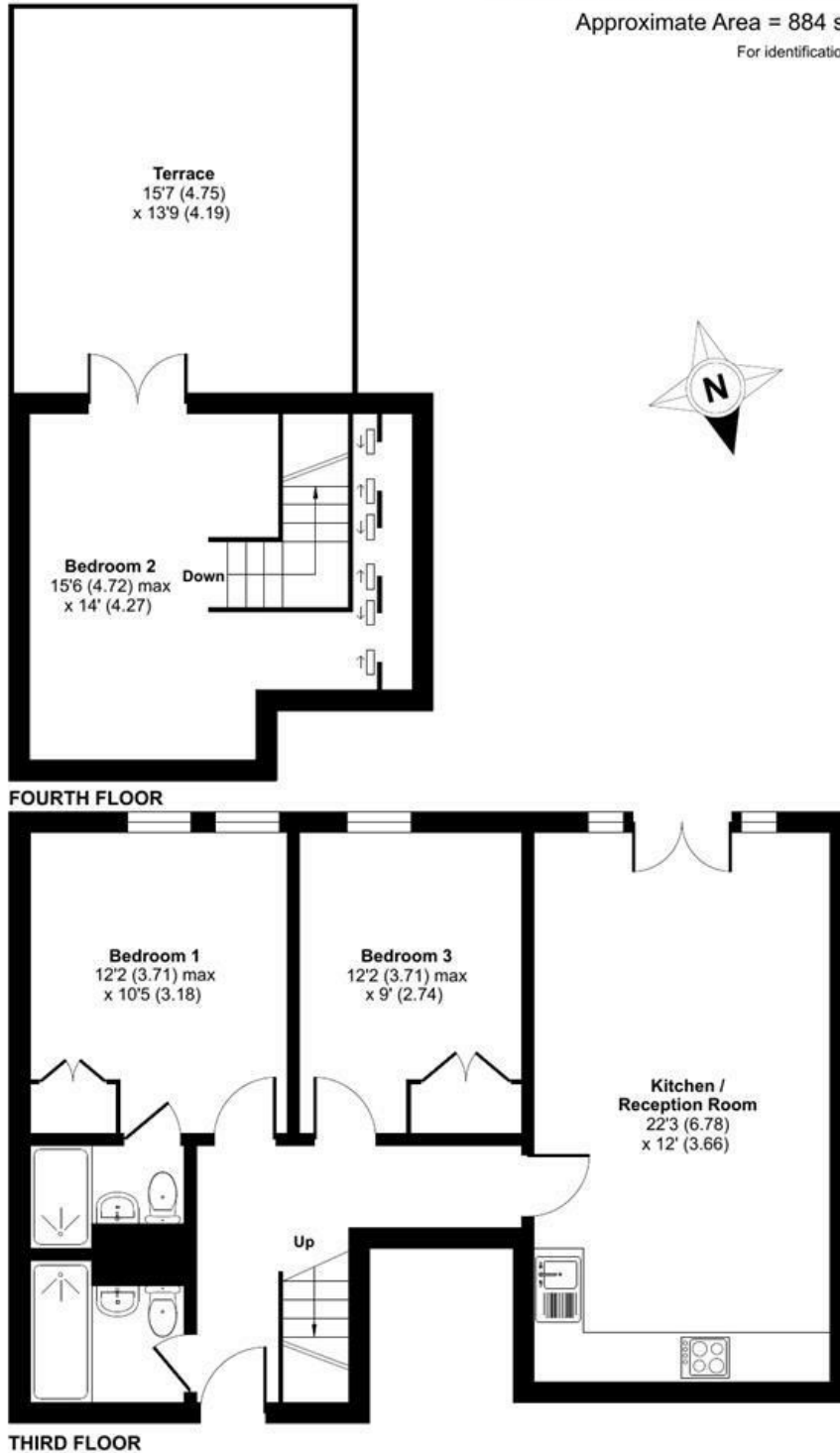
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £725,000**

# Grange Road, London, SE1

Approximate Area = 884 sq ft / 82 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex & Matteo Estate Agents. REF: 869782.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	