



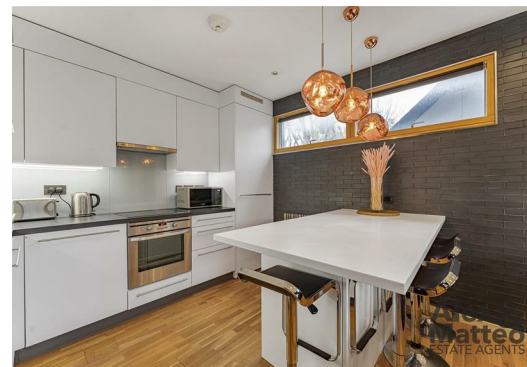
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St. James's Road, London, SE16 4QJ

A contemporary and immaculately presented apartment in the heart of vibrant Bermondsey.

This very generous property features a naturally bright open plan living area and modern kitchen with space to dine, a spacious bedroom with plenty of storage space, and a stylish bathroom. Additional storage space can be found in the hallway cupboards.

Bermondsey station is moments away and a plethora of local amenities, including artisan boutique grocery shops, independent cafes and restaurants are just round the corner. Iconic Maltby Street Market and Shad Thames are a short walk away.

Years on lease - 107

Annual service charge - £2800

Annual Ground Rent - Peppercorn

Council Tax Band - D

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.

- Contemporary One Bedroom Apartment
- Chain Free
- Plenty of Storage
- Great Transport Links
- Moments from Spa Terminus Market
- Short Stroll From Shad Thames
- Within Walking Distance from the City and Moments from Jubilee Line for quick Commute to West End and Canary Wharf
- On Site Caretaker

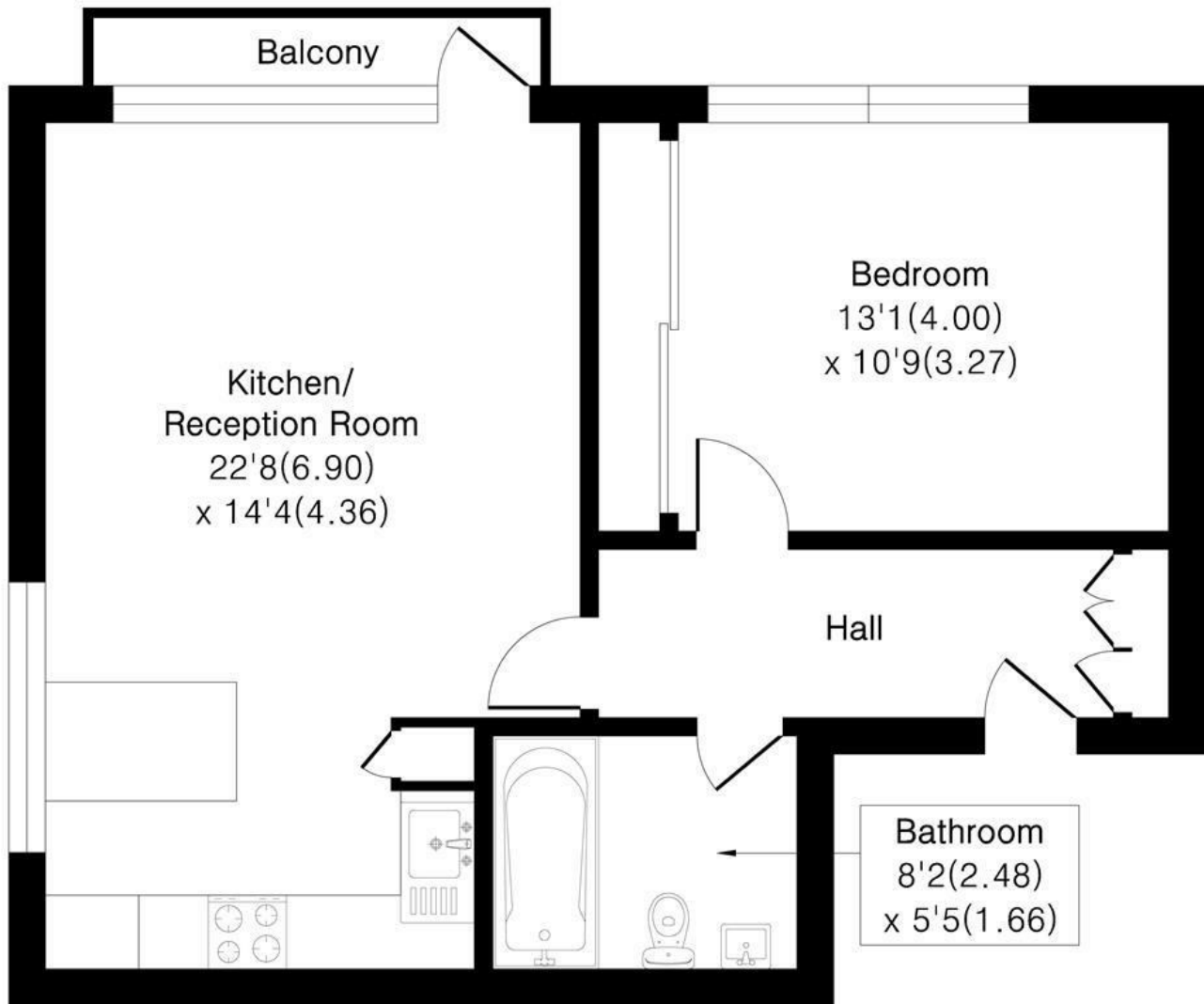
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Offers in excess of £425,000

Flat 35, 30 St. James's Road SE16

Approximate Area = 612 sq ft / 56.9 sq m

For identification only - Not To Scale



First Floor

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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	82	82
(69-80) C		
(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		