



## Arica House, London, SE16 2EJ

Exclusive deal for cash buyers only.

A generous, sixth floor, two bedroom apartment enjoying stunning views of Southwark park, only a short walk away from Bermondsey Underground station.

The apartment boasts a spacious and bright living room with access to the private balcony featuring stunning greenery views, a tidy kitchen with plenty of storage, two double bedrooms and a stylish family bathroom.

The surrounding area has many local amenities such as convenience stores, restaurants and supermarket, as well as being a short walk away from the biscuit factory regeneration project. The property also benefits from direct bus links to the city.

Years on Lease - 106

Annual Service Charge - £4712.27 (including hot water and heating)

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.

- Generous Two Bedroom Apartment
- Stunning Views
- Opposite Southwark Park
- Naturally Bright
- Excellent Location
- Moments from Bermondsey Station
- Residents Car Parking Permits Available
- Moment from Biscuit Factory and Canada Water Regeneration Plans
- Exclusive deal for Cash Buyers

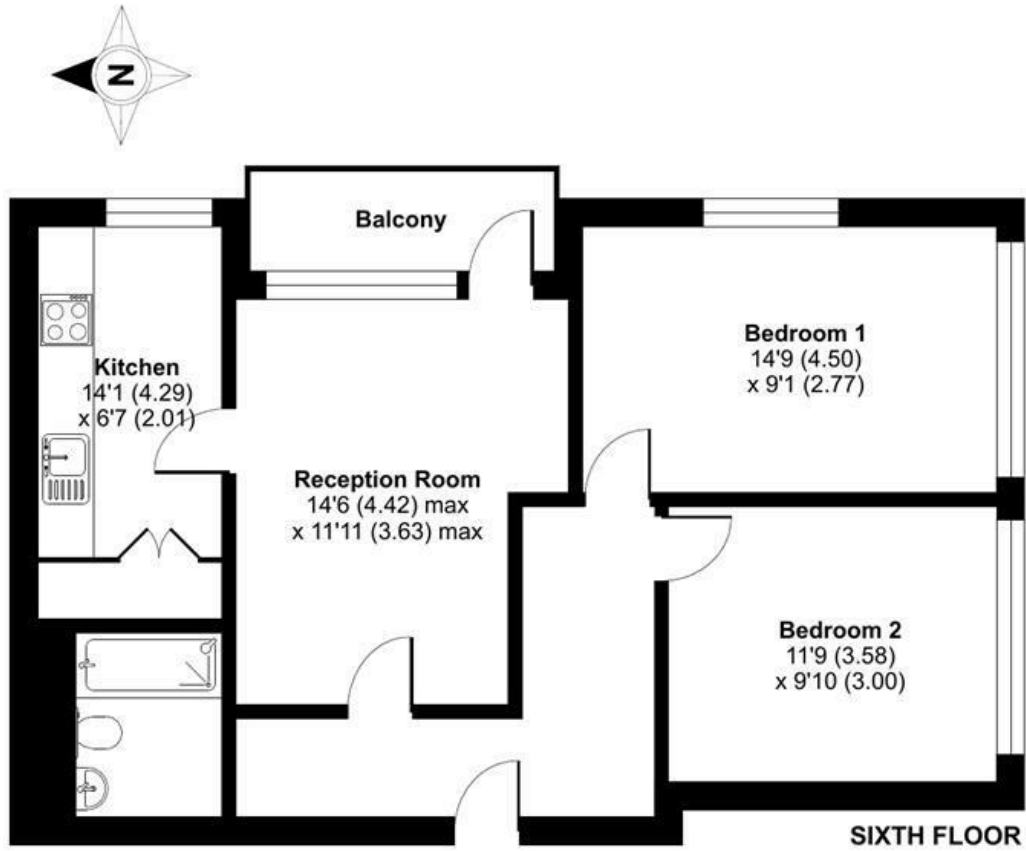
**Alex & Matteo**  
ESTATE AGENTS

**£290,000**

# Slippers Place, London, SE16

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



**Alex & Matteo**  
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2024. Produced for Alex & Matteo Estate Agents. REF: 1214293

| 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>                            | 76      | 76        |
| (55-68) <b>D</b>                            |         |           |
| (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                     |         |           |