







Abbey Gardens, Bermondsey, SE16 3RQ

A freehold one bedroom house offering a unique opportunity for buyers to put their own personal stamp on the property. The house is located in the heart of ever so popular Bermondsey a short walk away from the underground station.
The ground floor features a modern and reception room with access to the private garden. The first floor has a generous double bedroom, and a good sized bathroom. Additional storage can be found on the first-floor landing.
Located a short stroll from a plethora of local independent boutiques, artisan shops and bakeries, ever so popular Bermondsey Mile breweries, the iconic Maltby Street Market as well as the upcoming Greystar regeneration plan in the former Biscuit Factory, the house is ideal for professionals and families looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life.

Council Tax Band - C
Charges to look after the communal areas - £368.15 per year

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.

- Unique Freehold House with Generous Garden
- Excellent opportunity to completely upgrade
- Close to a plethora of Local Amenities
- Dedicated Car Parking Bay
- Excellent Transport Links
- Private Garden
- Tranquil Residential Location
- Certificate of lawful development for rear dormer with rooflights on front slope plus a new entrance porch

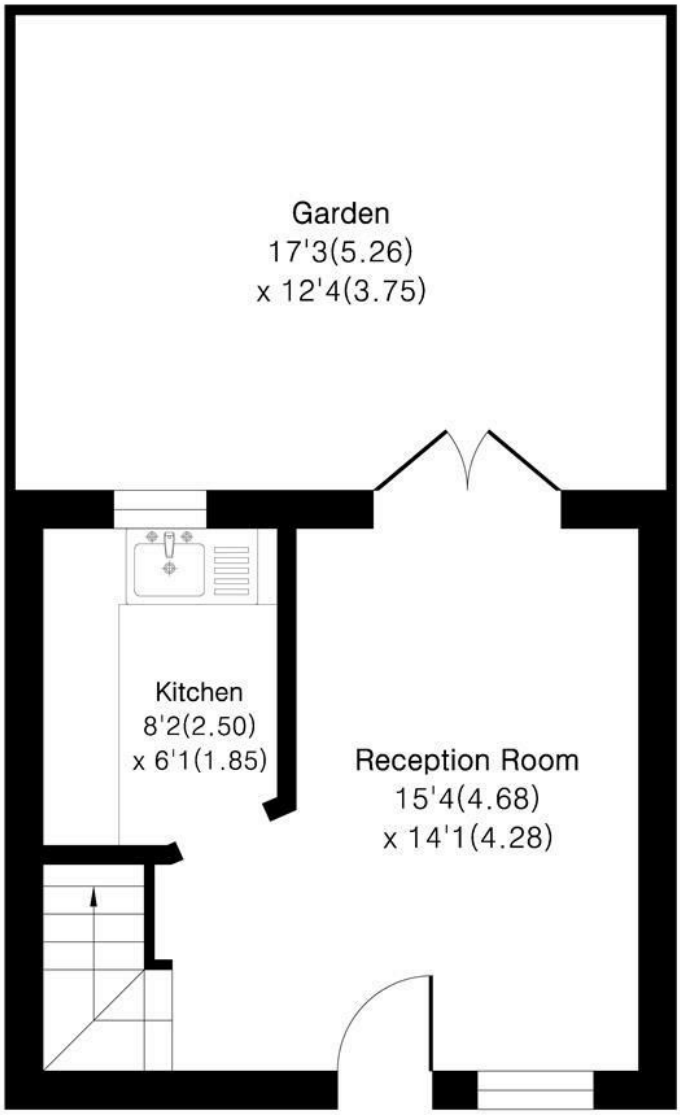
Alex & Matteo
ESTATE AGENTS

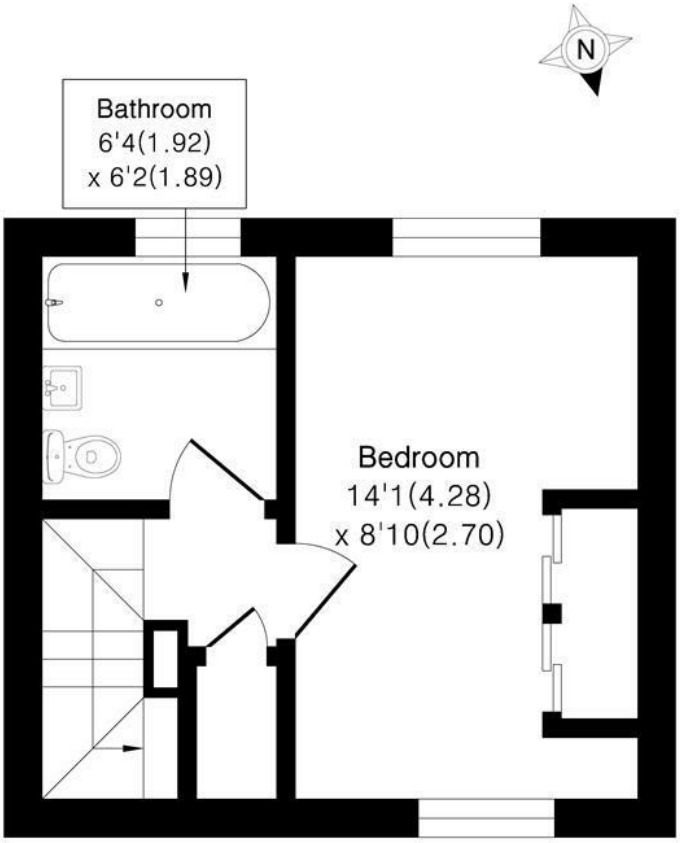
Asking price £350,000

Abbey Gardens SE16

Approximate Area = 433 sq ft / 40.2 sq m

For identification only - Not To Scale



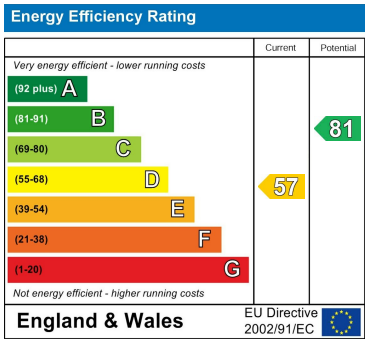


Ground Floor

First Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.

PERSPECTIVA CREATIVE



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com