



## Silwood Street, London, SE16 2AZ

A contemporary and generous two bedroom apartment with private balcony, moments from both Surrey Quays and South Bermondsey stations. The property boasts a spacious open plan modern kitchen and reception room with access to a private balcony, two well-sized double bedrooms one complete with an en-suite bathroom, and a stylish family bathroom. Additional storage can be found in the hallway. The property also benefits from a residents parking space. The apartment is close to many local amenities such as Southwark Park, shopping centre, supermarket, leisure centre, cafes and bars.

Years on Lease - 986

Annual Service Charge - £2465.30 including heating and hot water + (reserve fund £2579.06)

Annual Ground Rent - £225

Council Tax and - 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.

- Chain Free - Two Double Bedroom Apartment
- Allocated Car Parking Space
- Plenty of Storage
- Private Balcony
- Two Bathrooms
- Block Communal Garden
- EWS1 compliant
- Moments From Southwark Park, Spa Terminus market, Biscuit Factory Regeneration Plan, Canada Water Masterplan
- All Amenities Nearby
- Bicycle Storage

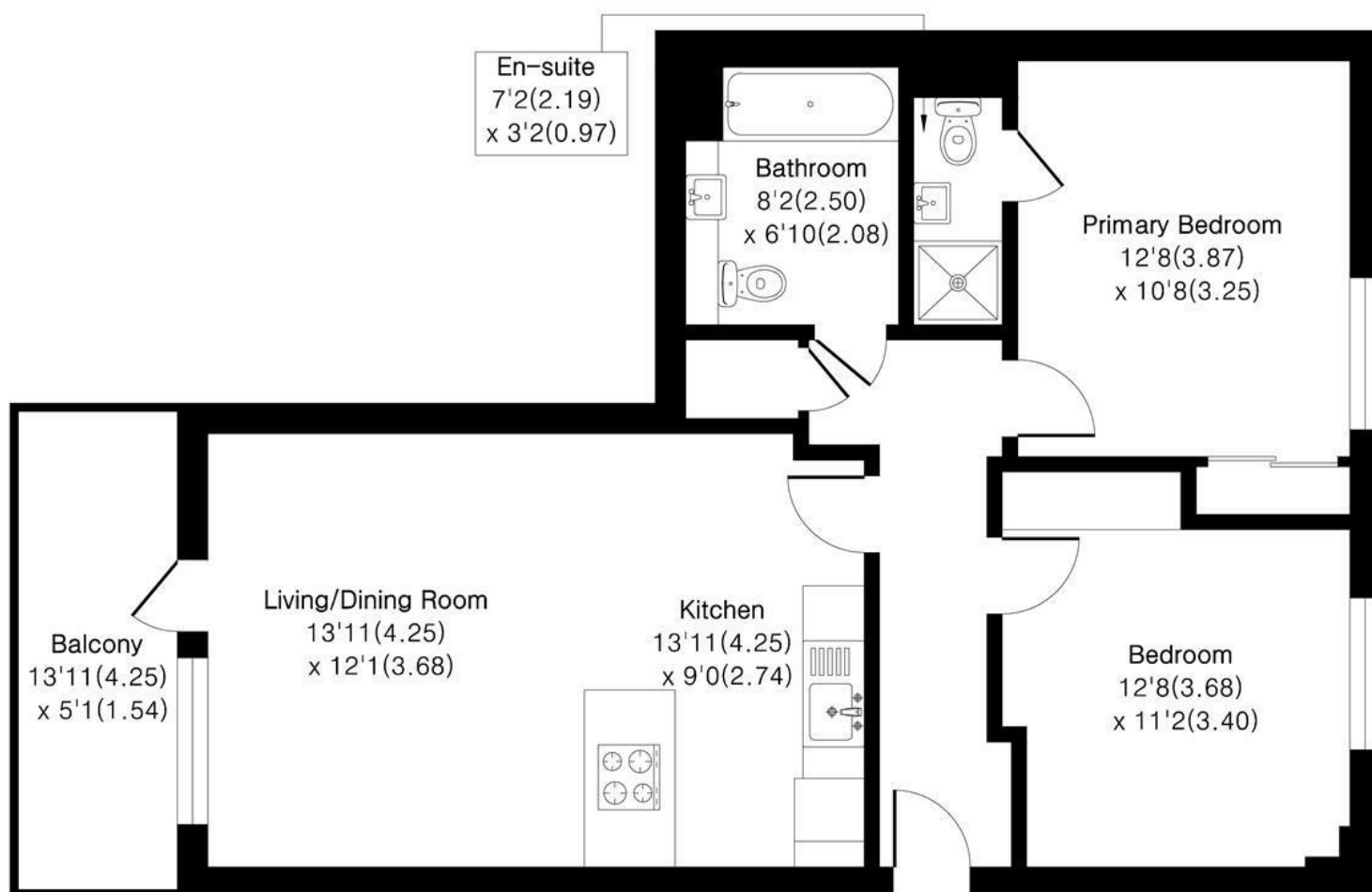
**Alex & Matteo**  
ESTATE AGENTS

**£450,000**

# Chamberlain Court, Silwood Street London, SE16 2AZ

Approximate Area = 763 sq ft / 71.0 sq m

For identification only - Not To Scale



## Fourth Floor

**Alex & Matteo**  
ESTATE AGENTS

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                                   |         |           |
| (69-80) C                                   | 78      | 78        |
| (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                     |         |           |