



## Southwark Park Road, London, SE16 3RP

Guide Price £400k to £425k. A stylish one-bedroom Victorian conversion garden apartment located in ever so popular Bermondsey. The property boasts a naturally bright reception room, a modern kitchen with quartz worktop and all mod cons, a sleek and cleverly designed bathroom, a good sized double bedroom, access to a very spacious part-communal garden, ideal for alfresco dining and entertainment. Additional storage can be found in the hallway. The surrounding area boasts a plethora of local amenities such as pubs, cafes, supermarkets, restaurants, and iconic markets. A 15 minute walk for Bermondsey Underground station as well as having bus links outside.

Years on Lease - 106  
 Annual Service Charge - £684.07  
 Annual Ground Rent - £110  
 Council Tax Band - B

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Victorian Conversion Apartment
- Part Communal Garden
- Residents Car Parking Permit Available
- Modern Kitchen
- Stylish Bathroom
- Plenty of Storage
- Featuring Period Wooden Floorboards

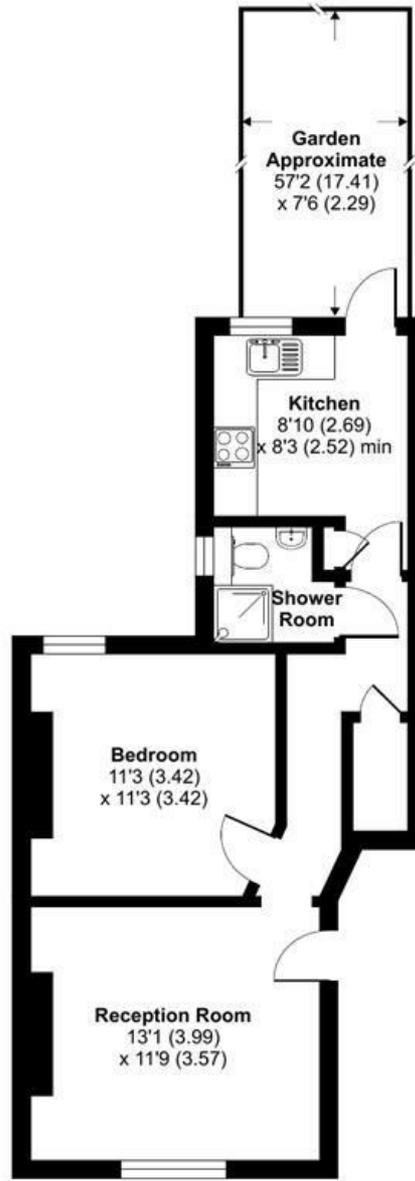
**Alex & Matteo**  
 ESTATE AGENTS

**Guide price £400,000**

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Approximate Area = 471 sq ft / 43.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1174013

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>		71	78
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		