



Abbey Gardens, London, SE16 3RQ

A well-kept, two bedrooms, freehold house split over two levels, located in Bermondsey only a walk away from Bermondsey Underground station.

The ground floor boasts a bright and spacious reception room as well as a separate tidy kitchen with plenty of storage. The first floor features two double bedrooms with south facing windows as well as a neat family bathroom. Additionally, this property has the potential for loft conversion. Extra storage can be found in the first floor hallway.

The property comes with allocated car parking space.

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.

Freehold
Chain Free
Council Tax Band - C

Council tax, service charges, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.
Please note some pictures have been virtually staged.

- Freehold House - CHAIN FREE
- Potential for a Loft Conversion
- Private Allocated Car Parking
- Two Double Bedrooms
- Excellent transport Links
- Plenty of Storage
- Quiet Cul-De-Sac
- Plethora of Local Amenities Nearby
- Moments from Biscuit Factory Development

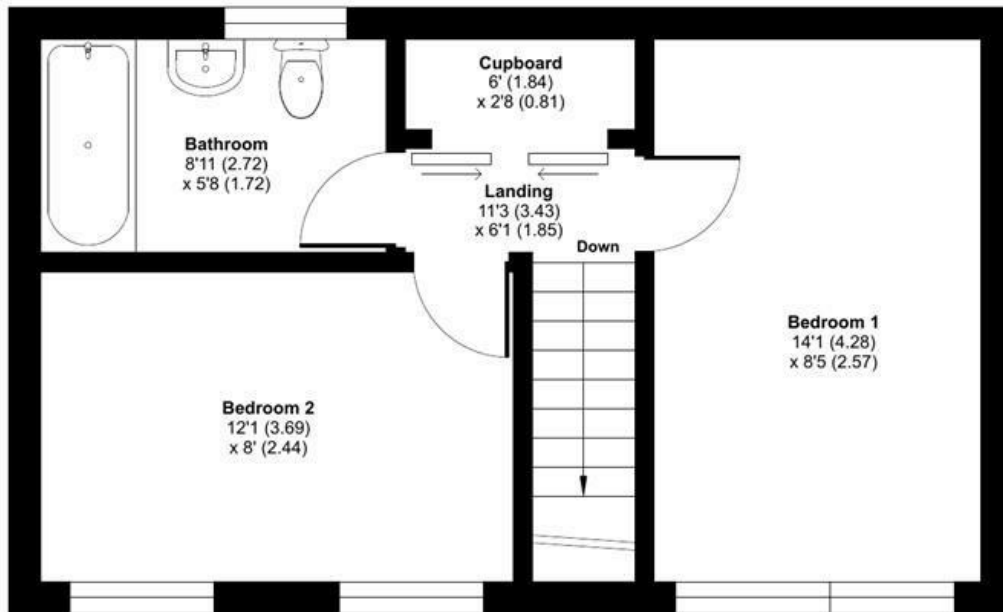
Alex & Matteo
ESTATE AGENTS

Offers in excess of £450,000

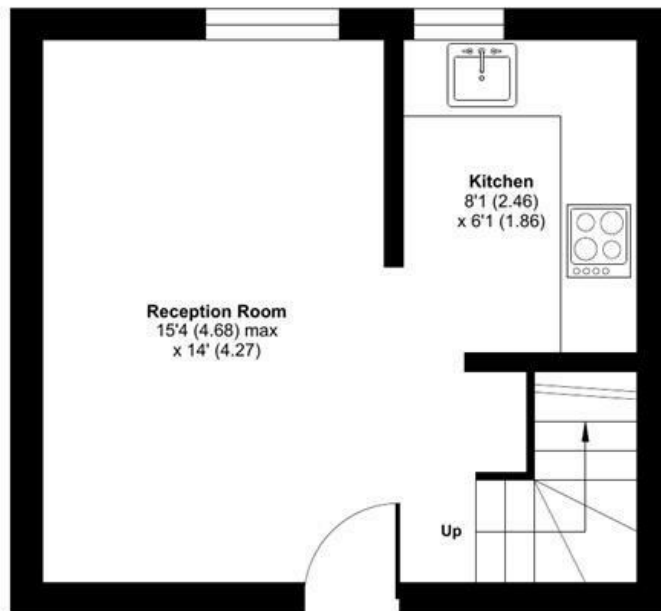
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Approximate Area = 555 sq ft / 51.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1177681

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		91	
(81-91) B			
(69-80) C	71		
(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			