



## Silwood Street, London, SE16 2AW

A modern and well-proportioned two bedroom apartment, located in the popular area of Bermondsey only a walk away from the greenery of Southwark Park.

The apartment boasts a spacious open-plan kitchen and living room with space to dine and access to a private balcony, two generous double bedrooms with one featuring built in storage, and a tidy family bathroom. Additional storage can be found in the hallway.

The surrounding area features a plethora of local amenities such as restaurants, bars, cafés, local markets and parks. The property is a walk away from Bermondsey and Canada Water Underground, Surrey Quays Overground and South Bermondsey station as well as upcoming Biscuit Factory and Canada Water regeneration plan.

Years on Lease - 111  
Annual Ground Rent - £100  
Annual Service Charge - £3607.68  
Council Tax Band - C

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.

- Generous Two Bedroom Apartment
- Private Balcony
- Plenty of Storage
- Good Transport Links
- Tranquil Residential Setting with Gated Courtyard
- Moments from Up and Coming Biscuit Factory and Canada Water Masterplan
- Separate Bike Storage
- Car Parking Permit Available

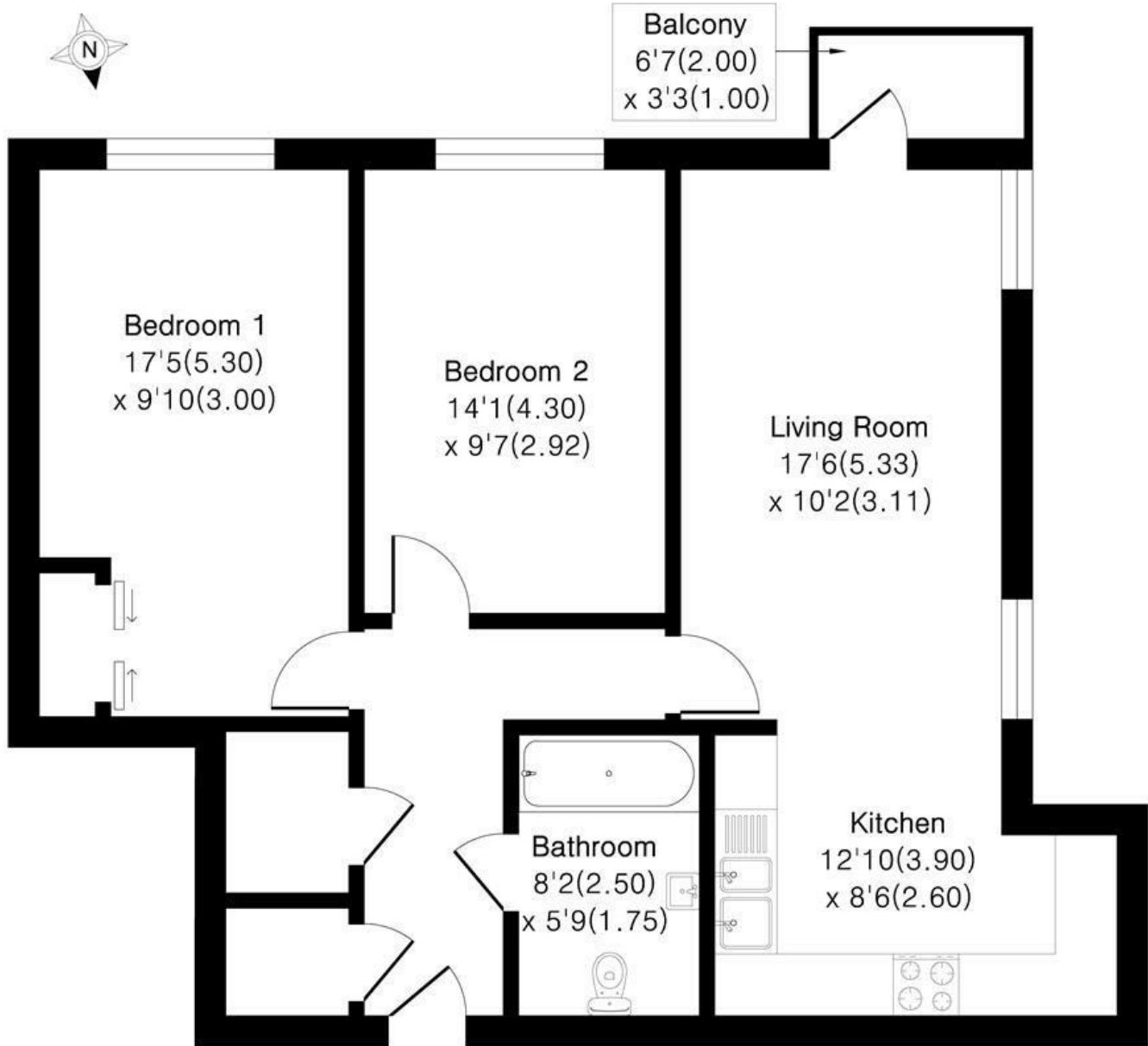
**Alex & Matteo**  
ESTATE AGENTS

**£425,000**

# Silwood Street SE16

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not To Scale



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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |