



Marden Square, London, SE16 2JB

Located next to the new prestigious Grosvenor regeneration plan in vibrant Bermondsey, is this generous three bedroom duplex apartment.

The property boasts a spacious living room leading into the private balcony, a separate kitchen with plenty of space to dine, and a guest lavatory downstairs. Upstairs are the three bedrooms with plenty of storage space, the family bathroom and an additional balcony.

With Bermondsey stations, Southwark Park and a plethora of amenities nearby the property is ideal for both, investors looking for high rental yield as well as young professionals looking to live in what is very soon going to be one of the most sought-after London's locations.

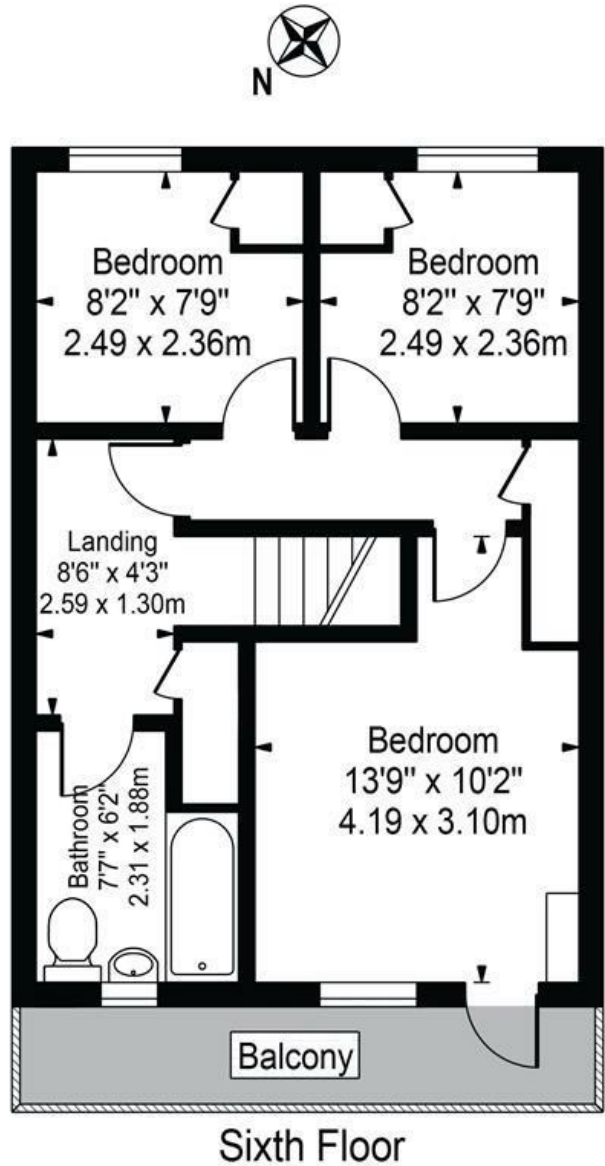
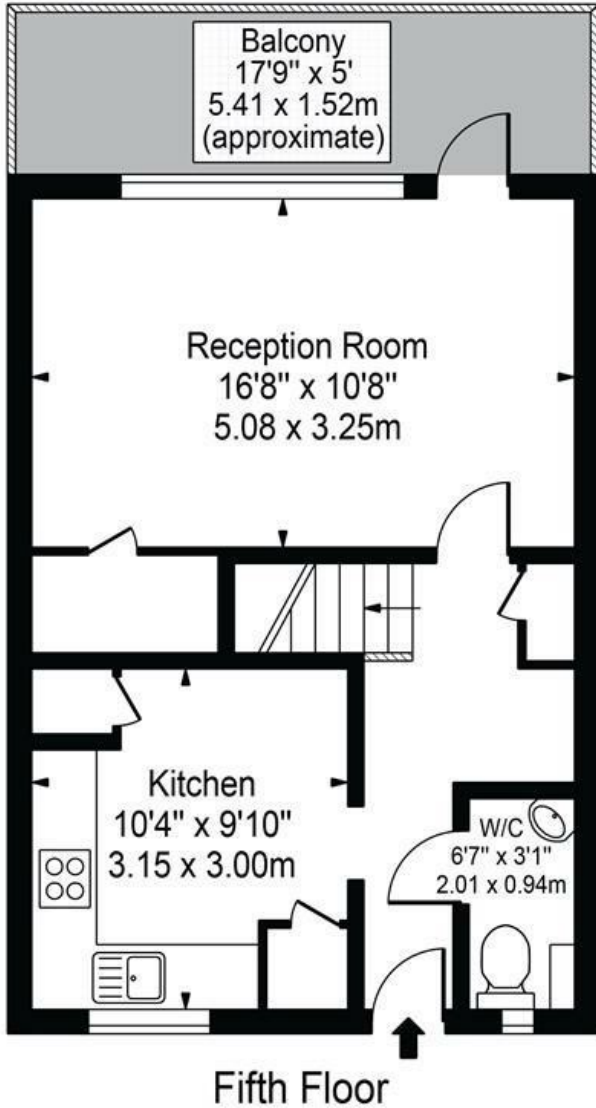
- Two Private Balcony
- Three Bedroom Duplex Apartment
- Recently Renovated Building
- Moments From Bermondsey Station and Southwark Park
- Next to New Grosvenor Regeneration Plan

Alex & Matteo
ESTATE AGENTS

Offers in excess of £375,000

Marden Square

Approx. Gross Internal Area 838 Sq Ft - 77.85 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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	