







# Lynton Road, Bermondsey, SE1 5ZS

Share of Ownership (25% share based on full valuation of £425,000). A spacious and naturally bright two double bedroom apartment with private balcony located in a tranquil and green Bermondsey residential area. The property boasts a modern separate kitchen with plenty of storage, reception room complete with a private balcony overlooking greenery, two naturally bright double bedrooms with one currently being used as a home office, and a stylish family bathroom. Additional storage can be found in the hallway. Additional benefits include lift, gated bicycle storage, and a communal garden.
The surrounding area boasts many local amenities such Sos Cafe, The Brotherhood Games Cafè, convenience stores, gyms, independent bakeries and delis, Tesco, Sainsbury's, Small Beer Brewery and Taproom, the greenery of Southwark and Burgess Parks. Award winning Spa Terminus, Maltby Street and Blue Markets are just a short stroll away, as well as the up and coming Biscuit Factory Redevelopment Plan. Bermondsey Street with its gourmet restaurants is within walking distance. The apartment is within walking distance to both Bermondsey Underground Station and South Bermondsey station, as well as offering good bus links to central London.

Share of Ownership
Years on Lease - 108
Annual Service Charge - £2396.76
Monthly rent - £911.91
No Ground Rent
Council Tax Band - D

- Generous and Modern Two Bedroom Apartment
- Chain Free
- Private Balcony
- Greenery Views
- Recently Renovated Bathroom
- Good Transport Links
- Gated Underground Bicycle Storage for Residents
- Incredible Amount of Storage Space
- Close to Spa Terminus, Maltby Street, Blue Markets, as well as Bermondsey Street
- Moments from up and coming Biscuit Factory Regeneration Plan

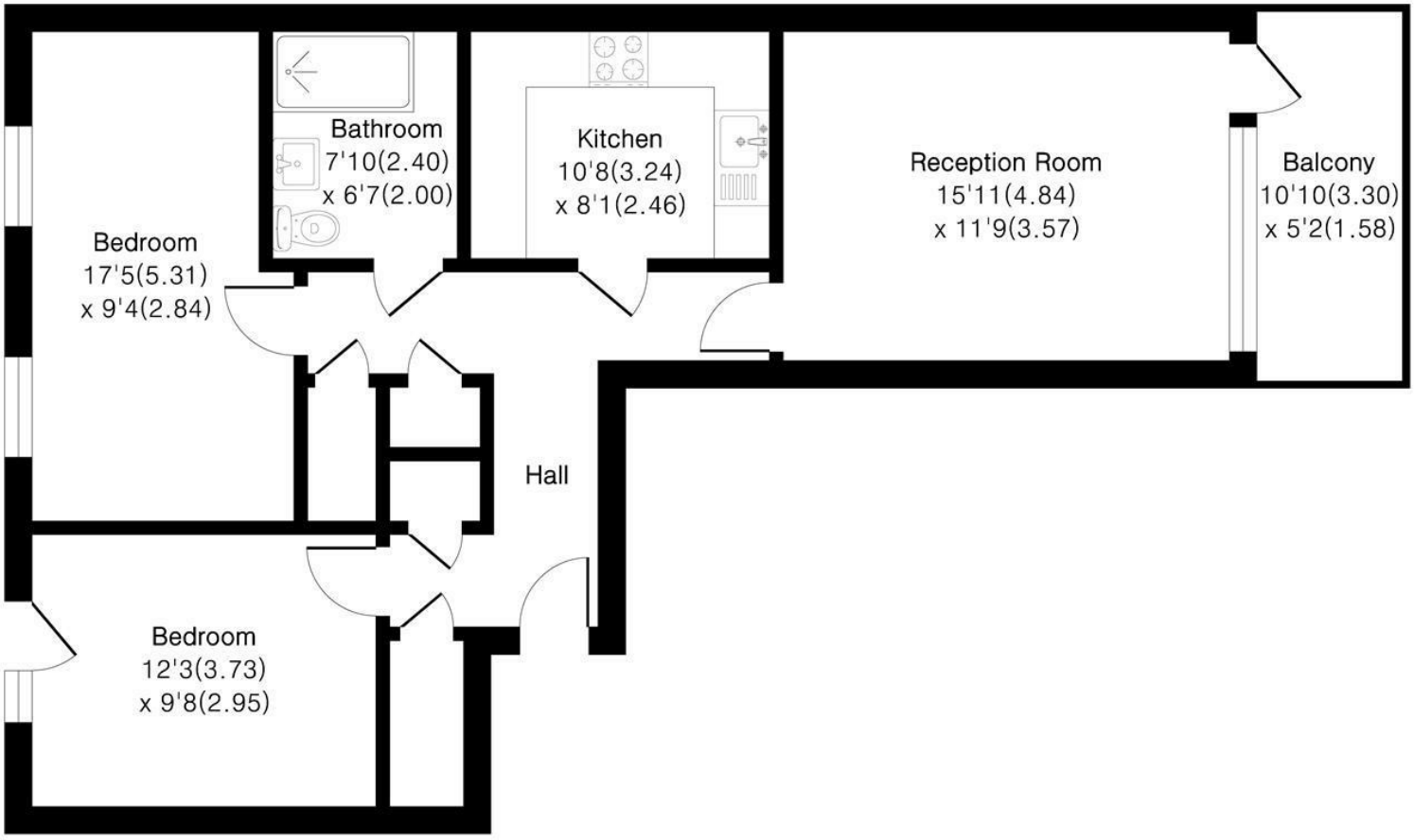
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## £106,250

# Kite House, Lynton Road, Bermondsey, SE1 5ZS

Approximate Area = 794 sq ft / 73.7 sq m

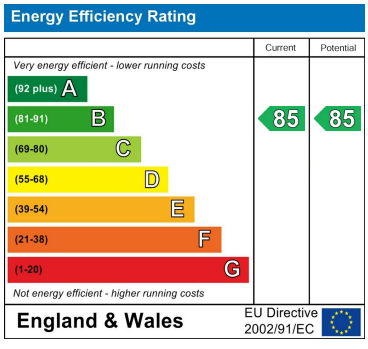
For identification only - Not To Scale




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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.

PERSPECTIVA CREATIVE




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