



Alex & Matteo
ESTATE AGENTS



Galleywall Road, London, SE16 3PF

Exclusive deal for CASH BUYERS.

A generous one bedroom apartment located in the heart of ever so popular Bermondsey. The apartment features a well-sized kitchen, a naturally bright reception room with access to the private balcony, a generous double bedroom, and well-kept bathroom. Additional storage can be found in the hallway. The surrounding area boasts many local amenities such as cafes, boutiques shops in by The Blue market and under the arches in Spa Terminus; as well as modern shopping and leisure centre in the nearby Canada Water Masterplan.

The property is also conveniently located moments from the Biscuit Factory regeneration project.

Years on Lease - 115

Annual Service Charge - £2,116.23

Annual Ground Rent - £10

Council Tax Band - A

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.

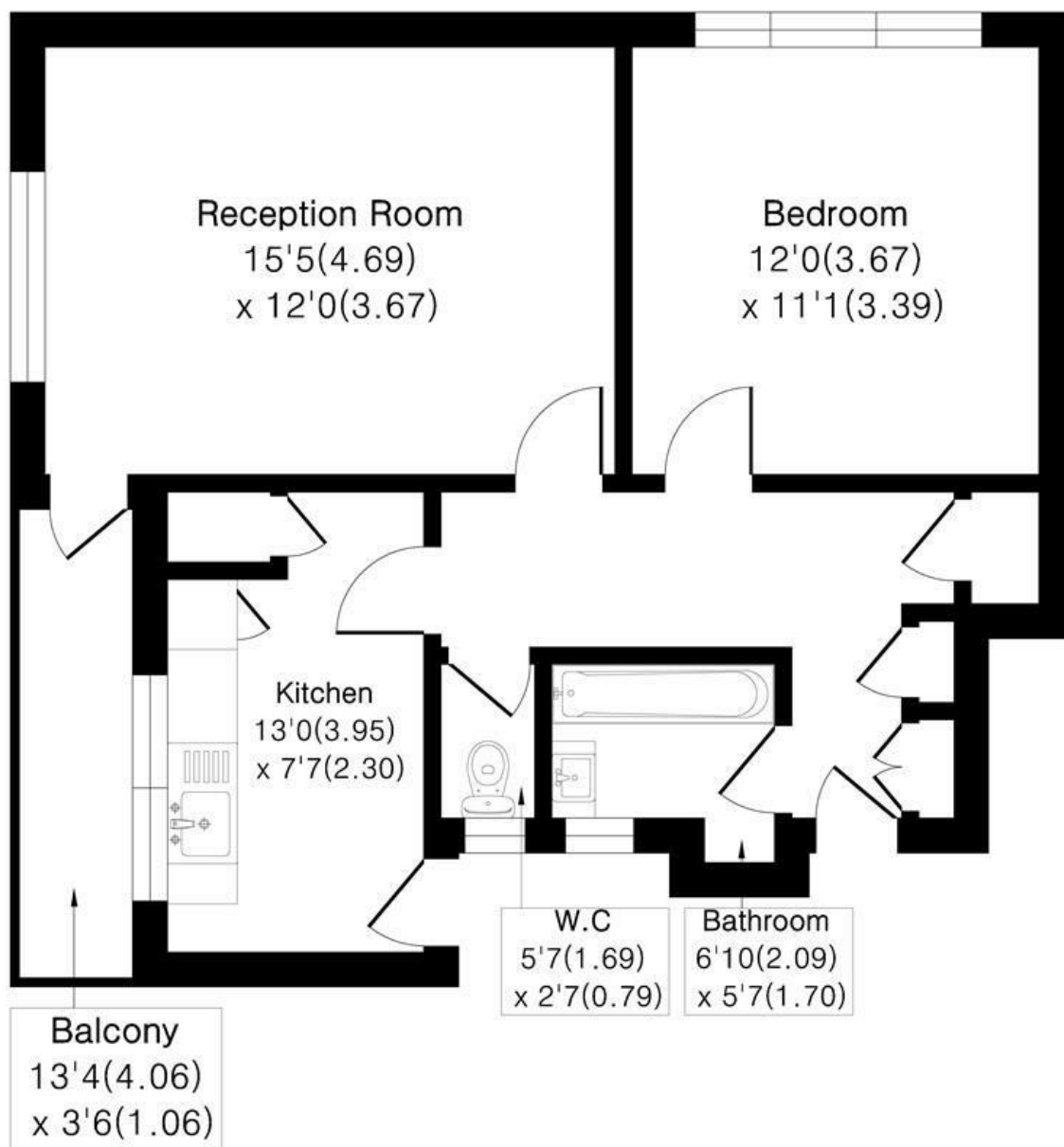
- Generous One Bedroom Apartment
- Recently Redecorated
- Chain Free
- Residents Parking
- Excellent Location
- Good Transport Links
- Conveniently Located Near the Biscuit Factory Regeneration Project and the Canada Water Masterplan

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Asking price £200,000

Landmann House SE16

Approximate Area = 590 sq ft / 54.7 sq m



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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		