



Southwark Park Road, London, SE16 2JJ

Immaculately presented two bedroom apartment, located in Bermondsey, next to the greenery of Southwark Park and moments from Bermondsey Underground Station. The apartment features a naturally bright reception room with space to dine, a separate modern kitchen with plenty of storage, a generous master bedroom with built-in storage, a second bedroom with built-in storage that is currently being used as a home office, and a stylish shower room. The surrounding area boasts a plethora of local amenities such as pubs, cafes, supermarkets, restaurants, and iconic markets. Residents car parking permits available. The property is also conveniently located moments from the Biscuit Factory regeneration project and Canada Water Masterplan. Car parking permit available.

Years on Lease - Years on Lease - in the process of being extended to 178 from the current 89.
Annual Service Charge - £2002
Annual Ground Rent - £10
Council Tax Band - B

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.

- Stylish Two Bedroom Apartment
- Lease to be Extended
- Plenty of Storage
- Excellent Transport Links
- Surrounded by Local Amenities
- Close to Biscuit Factory Regeneration Project
- Great Location
- Last Major Works Done in 2023
- Residents Car Parking Permit Available

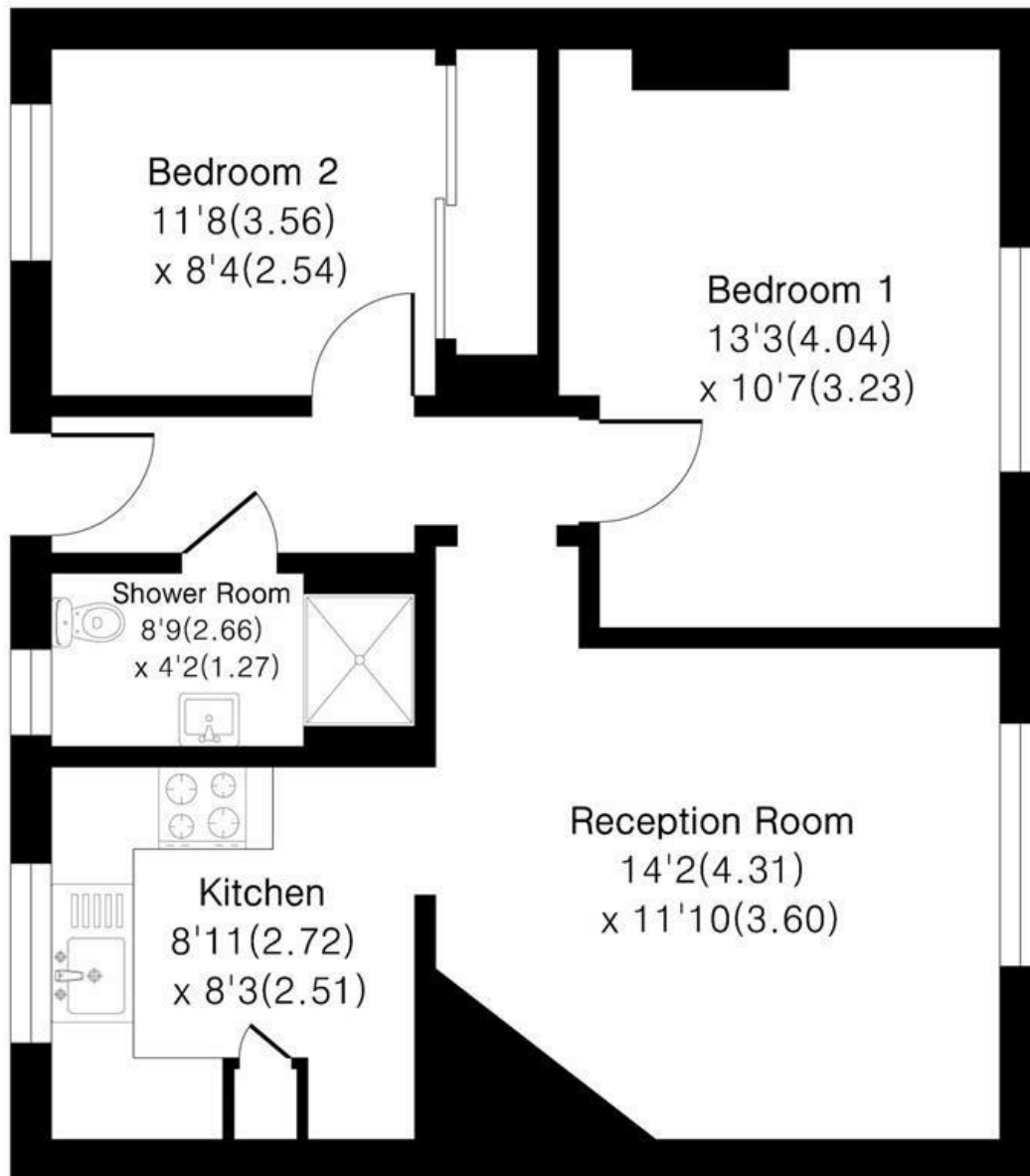
Alex & Matteo
ESTATE AGENTS

Offers in excess of £400,000



Southwark Park Road SE16

Approximate Area = 586 sq ft / 54.4 sq m



First Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		
EU Directive 2002/91/EC		