







Sun Passage, Bermondsey, SE16 4BP

Guide Price £500,000 to £525,000

A modern top floor two bedroom, two bathroom apartment; located in ever so popular Bermondsey, only moments from the underground station.
The apartment features a naturally bright open-plan kitchen and living space with plenty of room to dine and boasting access to a large private balcony enjoying unique unobstructed views, a spacious master bedroom complete with en-suite shower room, second double bedroom with balcony access, and a stylish family bathroom. Additional storage can be found in the hallway.
The property is located close to many local amenities such as the iconic Maltby Street and Spa Terminus Market, local bars / restaurants such as Enid Street Tavern and Pedro's Wine Bar, Monmouth Coffee Company, Co-op, and the greenery of St. James' Church garden and Southwark Park. The apartment also benefits from being located near the Biscuit Factory Regeneration Project (Pearl Yard), and a short stroll from the River Thames.

Years on Lease - 108
Annual Service Charge - 2568
Annual Ground Rent - £600
Council Tax Band - E

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.

- Modern Two Bedroom Two Bathroom Apartment
- Top Floor
- Chain Free
- Private Balcony with Excellent Unobstructed Views
- Close to many Local Amenities and Award Winning Markets
- Great Transport Links
- Located near the Biscuit Factory Regeneration Project

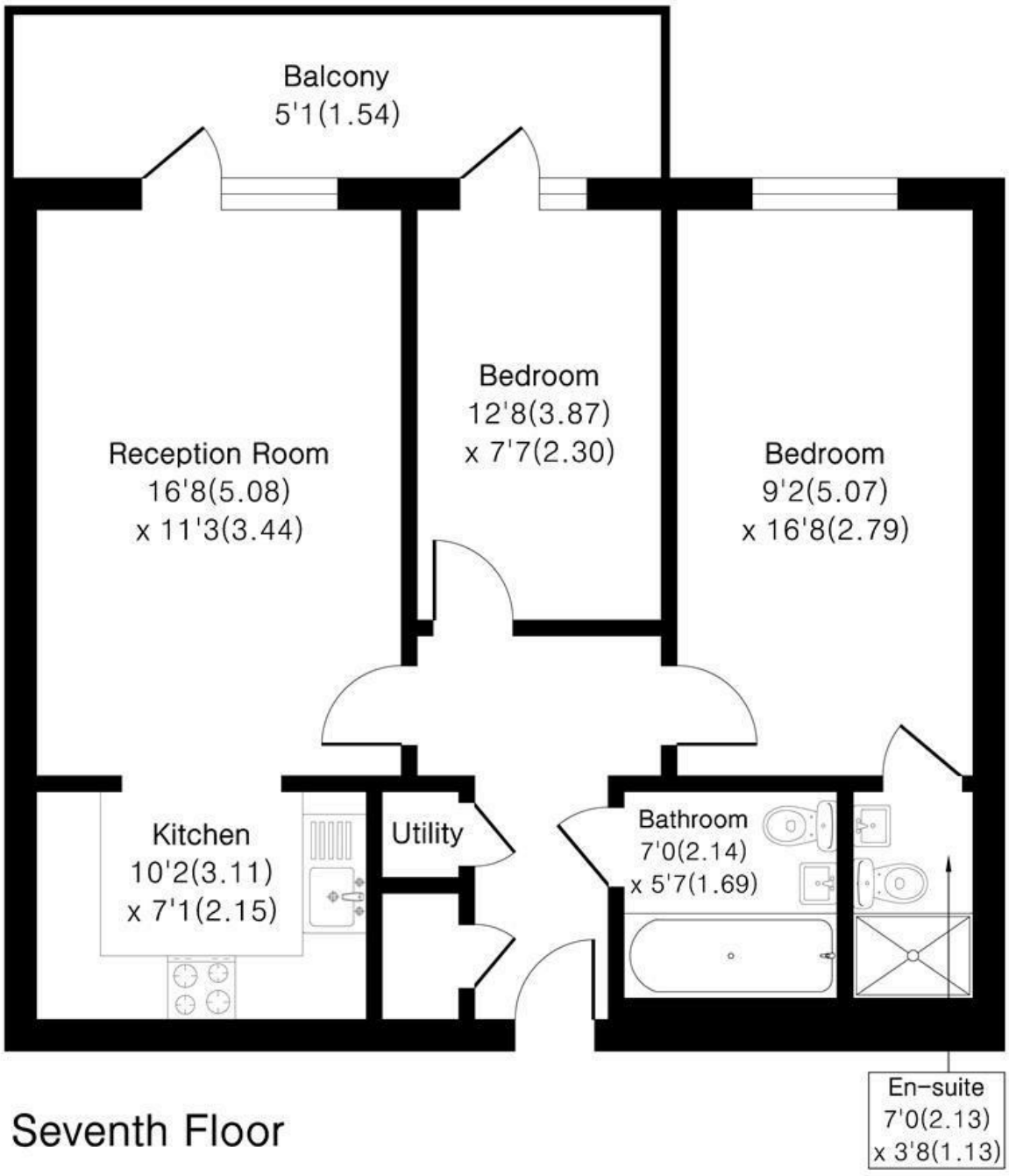
Alex & Matteo ESTATE AGENTS

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Approximate Area = 726 sq ft / 67.4 sq m

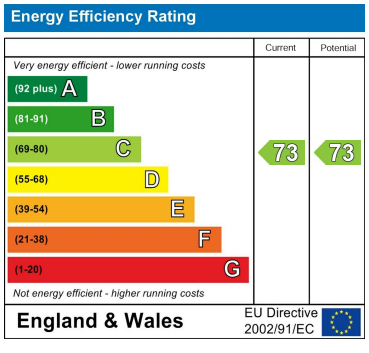
For identification only - Not To Scale



Seventh Floor

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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.



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