



## Jamaica Road, London, SE16 4BG

\*\*\*GUIDE PRICE £400,000 - £425,000\*\*\*

A generous three bedroom apartment, located in a private period building a short walk away from Bermondsey Underground station and on the doorstep of Southwark Park. The apartment boasts a spacious reception room, separate well-kept kitchen, three double bedrooms and a tidy family bathroom. Additional storage can be found in the hallway. The property is surrounded by a plethora of local amenities such as independent cafes, restaurants, supermarket, gym, bars; as well as boasting excellent transport links to central London. Iconic Bermondsey Beer Mile, Spa Terminus and Maltby Street markets, as well as Shad Thames are within walking distance.

Council Tax Band C  
99 years left on lease  
Annual Service charge: £3076.36  
Annual Ground Rent: £75

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Three Bedroom Apartment
- Chain Free
- Steps from Southwark Park
- Great Location
- Excellent Transport Links
- Moments from Bermondsey Station
- Naturally Bright
- Private Period Development

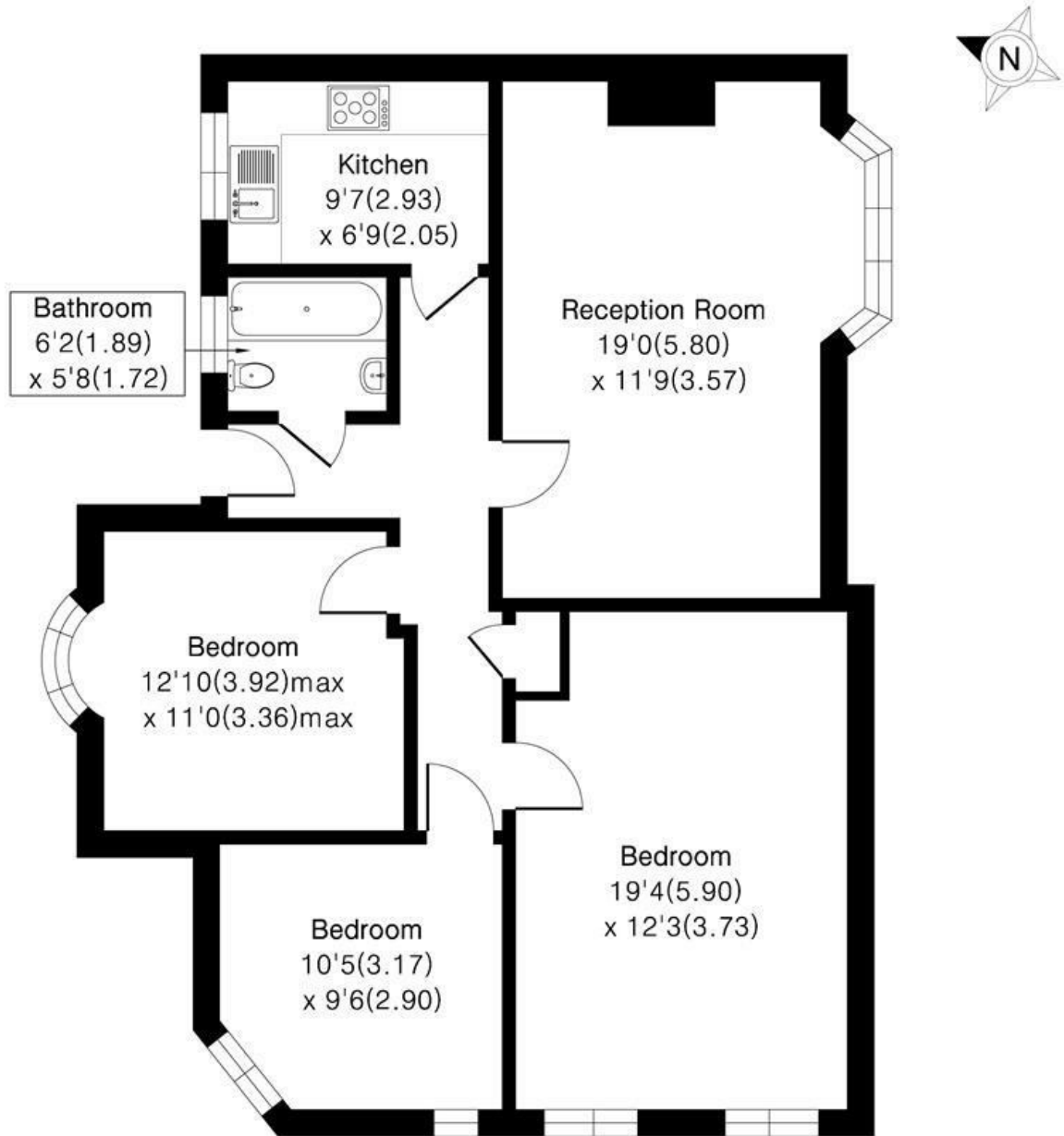
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £400,000**



# Millstream House SE16

Approximate Gross Internal Area 908 sq ft - 84 sq m



Fourth Floor

**Alex & Matteo**  
ESTATE AGENTS



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		