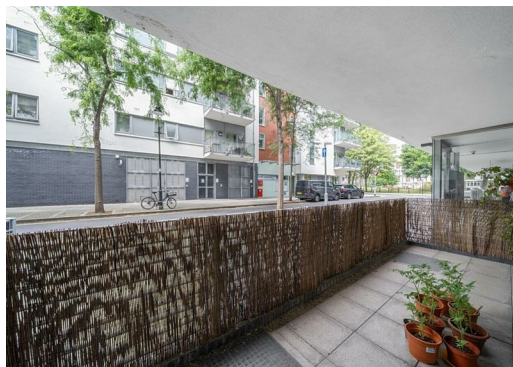




Sun Passage, Bermondsey, SE164AF

Guide Price £325,000 to £350,000

A modern one bedroom apartment located in ever so popular Bermondsey only a short walk away from the Bermondsey Underground Station, offering direct access into the city centre.

The apartment features an open plan modern kitchen and living area with space to dine and access to a large private terrace, a naturally bright double bedroom with built-in storage, and a stylish bathroom. Additional storage can be found in the hallway.

The property enjoys a prime location surrounded by local amenities, with supermarkets and Southwark Park just a short stroll away. Nearby Spa Terminus offers a collection of boutique artisan shops, cafés, and bakeries, while the iconic Maltby Street Market and independent breweries tucked beneath the characterful railway arches create a vibrant, community-focused neighbourhood atmosphere.

The apartment is also walking distance from the Biscuit Factory / Pearl Yard Development.

Years on Lease - 110

Annual Service Charge - £2580.60

Annual Ground Rent - None / £0

Council Tax Band - D

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.

The property has been purchase it originally as a share of ownership and it is now for sale as a whole (100% share).

- Modern One Bedroom Apartment
- Parking Permit Available
- Large Outdoor Terrace
- Moments from Southwark Park and River Thames
- Moments from Spa Terminus Market and Ever So Popular Bermondsey Breweries
- Within Walking Distance From Biscuit Factory Regeneration Plan
- Open Plan Living
- Communal Courtyard
- Excellent Transport Links with Bermondsey Underground Station a Short Walk Away
- Major Works done and paid for in 2021 - EWS1 form compliant

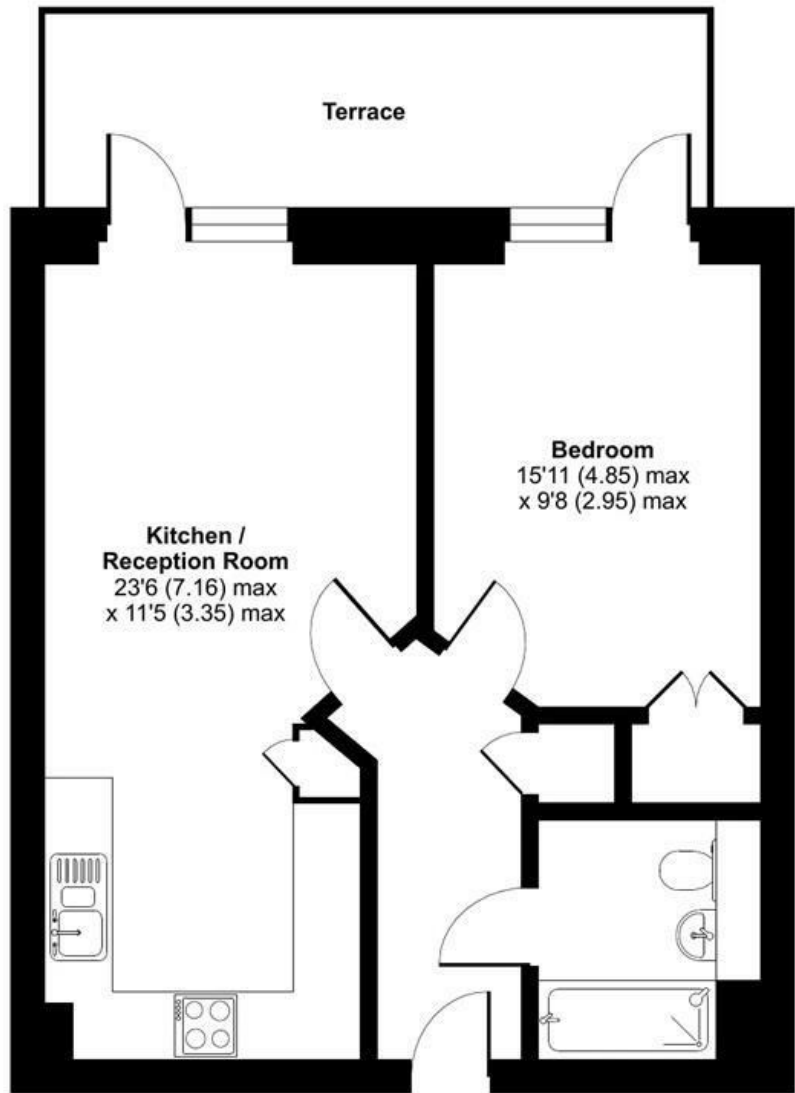
Alex & Matteo
ESTATE AGENTS

Guide price £325,000

Sun Passage, London, SE16

Approximate Area = 495 sq ft / 46 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hyde Housing Association. REF: 1317825

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	