



Slippers Place, London, SE16 2EQ

Guide Price £475,000 to £500,000. A stylish three bedroom garden duplex apartment located in ever-so-popular Bermondsey, a short walk away from the greenery of Southwark Park as well as Bermondsey underground station.

Featuring a sleek kitchen on the ground floor with plenty of natural light, washroom and a spacious reception and dining room with access to the balcony and a built-in storage space. The property also has a generous garden. Boasting three bedrooms on the second floor as well as a stylish family bathroom.

The surrounding area boasts a plethora of local amenities such as grocery stores, restaurants, cafes as well as being a walk away from the Biscuit Factory Regeneration Plan, Canada Water Masterplan, the River Thames, as well as m Spa Terminus and Maltby Street Markets.

Years left on the lease - 104 years

Annual Service Charge - £2170

Annual Ground Rent - £10

Council Tax Band - C

Council tax 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 Maisonette Split Over Two Floors
- Private Garden
- Plenty of Storage Space
- Prime Location
- Residents Car Parking
- Excellent Transport Links

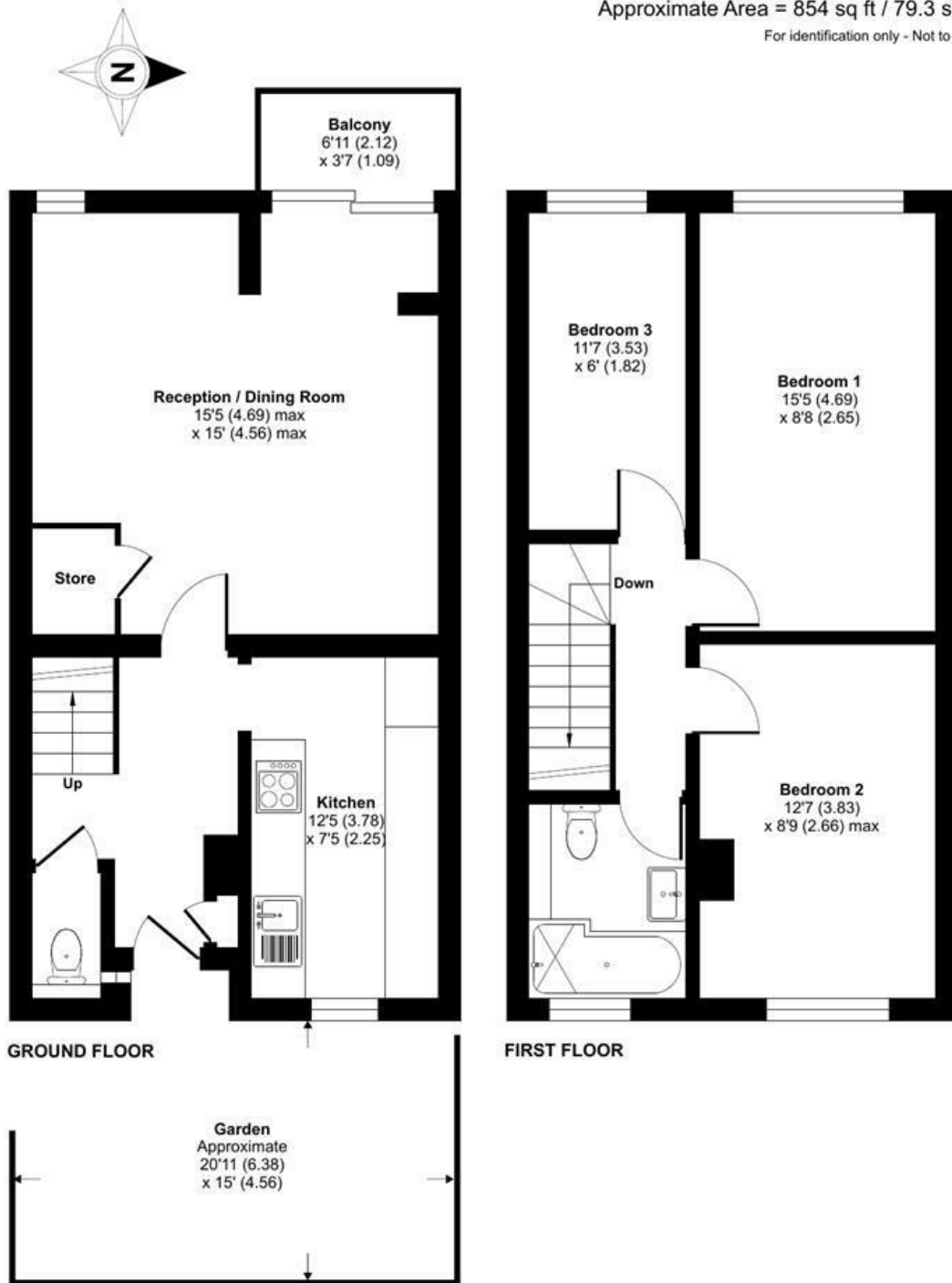
Alex & Matteo
ESTATE AGENTS

Guide price £475,000

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Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1120756

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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		