



Sun Passage, London, SE16 4AF

Guide Price: £525,000 to £550,000

A modern top floor two bedroom two bathroom apartment located in ever so popular Bermondsey. Located only a short walk away from the Bermondsey Underground Station offering direct access into the city centre. The apartment features a large, open-plan, modern kitchen and reception room with space to dine, access to a generous L-shape private terrace, a stylish family bathroom, and two spacious double bedrooms with one boasting an en-suite bathroom. Additional storage and a separate laundry cupboard are 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 - 108
Annual service charge - £3665
Annual Ground rent: £250
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.

- Top Floor Apartment - Chain Free
- Large L Shape Private 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
- Parking Permit Available
- Bike Storage
- Excellent Transport Links with Bermondsey Underground Station a short walk away and plentiful bus routes
- Naturally Bright
- Recently Updated Integrated Appliances

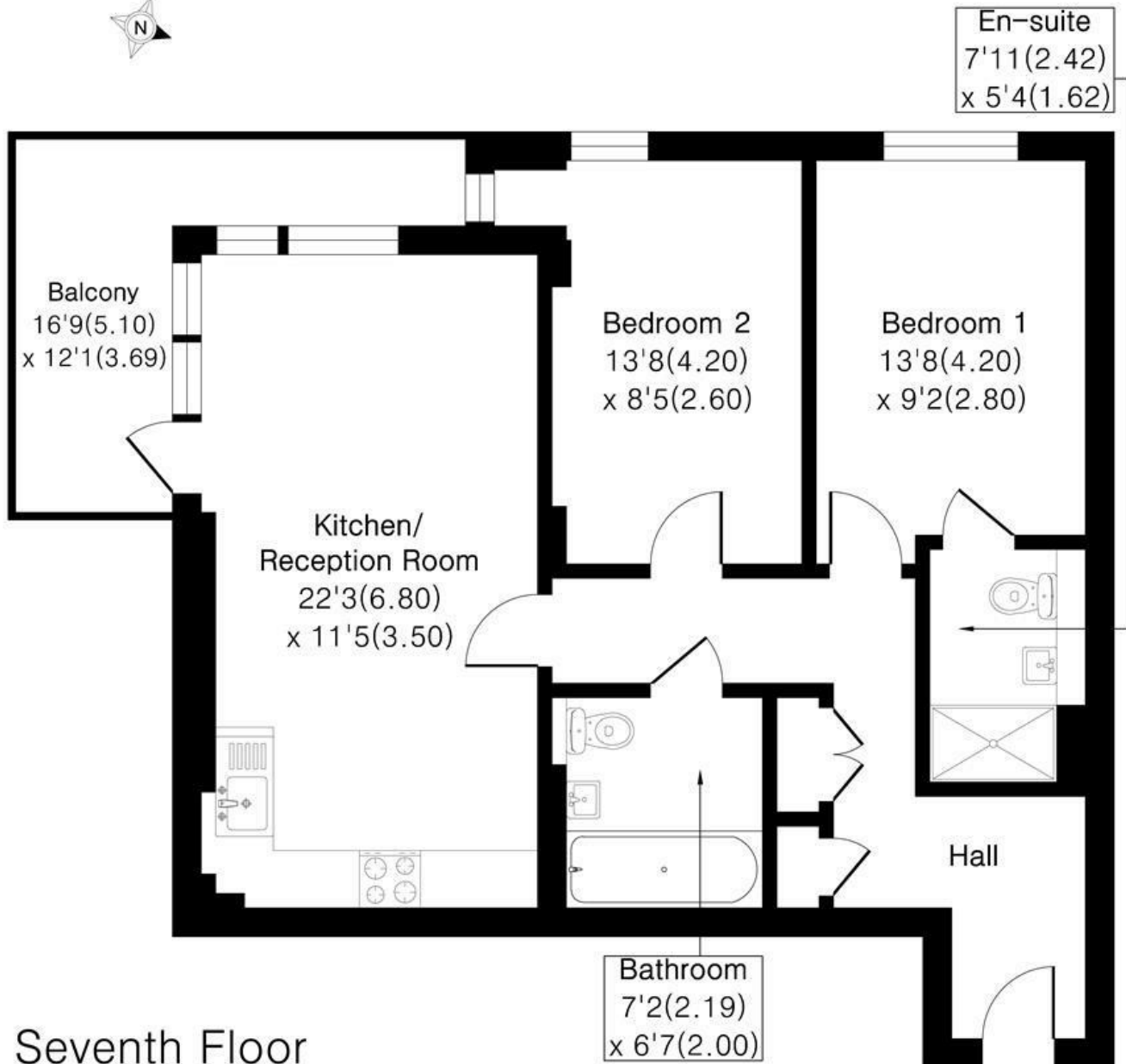
Alex & Matteo
ESTATE AGENTS

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Prospect House SE16

Approximate Area = 718 sq ft / 66.7 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 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	79	80
(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	