



Alex & Matteo
ESTATE AGENTS



Thorburn Square, London, SE1 5QL

Guide Price £400,000 to £425,000. A unique two bedroom garden apartment, located in the heart of Bermondsey within sought-after and picturesque Thorburn Square conservation area. The apartment features a naturally bright reception room with space to dine and access to a large garden, separate modern kitchen, two well-proportioned double bedrooms, and a tidy family bathroom. Additional storage can be found in the hallway. A short walk away from a plethora of local amenities such as pubs, grocery shops, independent cafes, breweries, popular Maltby Street and Spa Terminus markets, along with the greenery of Southwark Park. A short stroll away is the up and coming Bermondsey Biscuit Factory Regeneration Plan.

Years on Lease - 103
Annual Service Charge - £2,147.82
Annual Ground Rent - £10
Council Tax Band - B

Disclaimer: the garden is not part of the lease
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.

- Two Bedroom Apartment
- Access to Large Garden
- Thorburn Square Conservation Area
- Tranquil Residential Setting the Heart Of Bermondsey
- Short Stroll from A Plethora of Local Amenities
- Walking Distance from Maltby Street, Blue, Spa Terminus Markets

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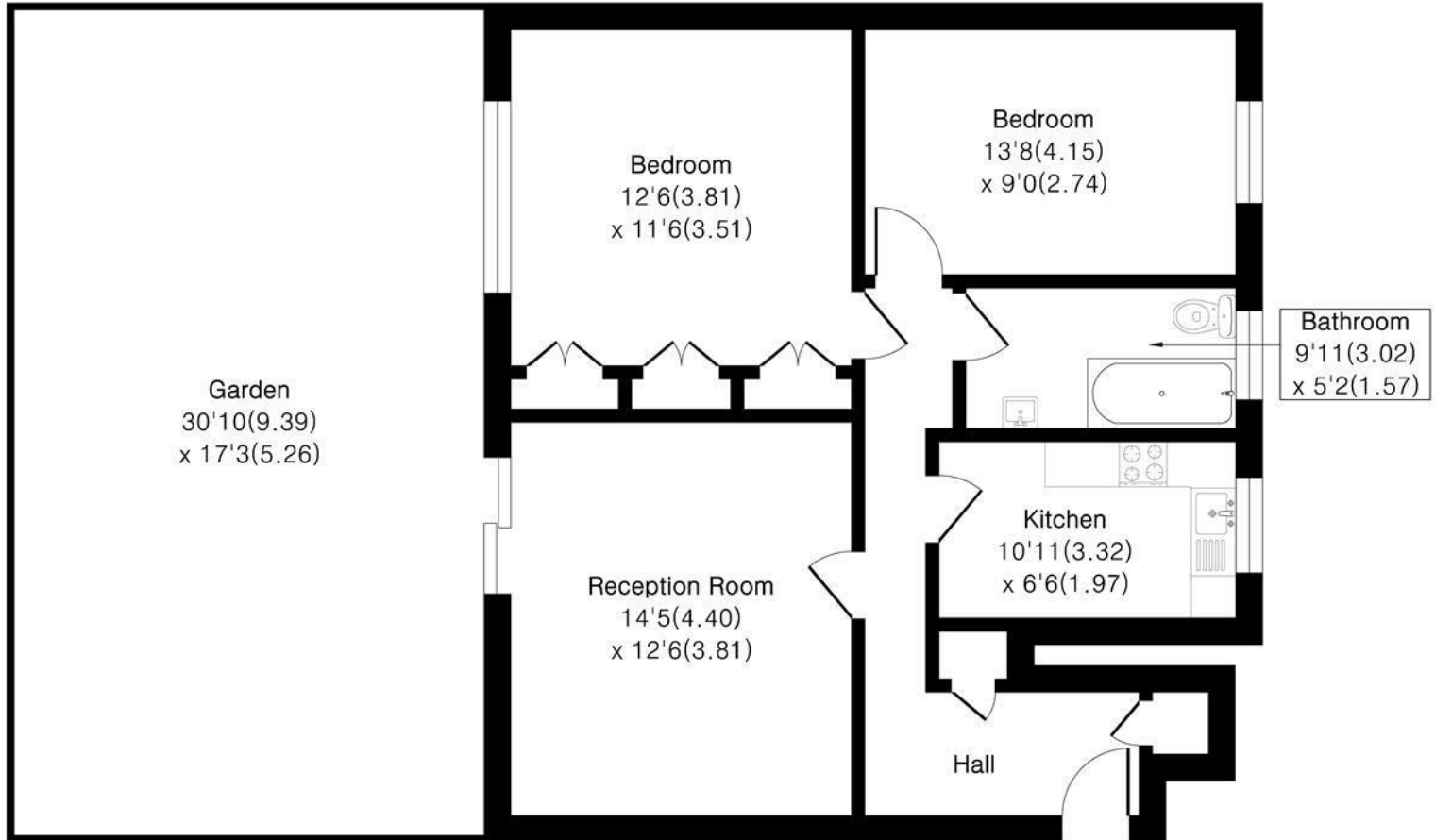
Guide price £400,000



Thorburn Square London, SE1

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not To Scale



GROUND 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	73	76
(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		